



Windsor Close, Southwater, West Sussex, RH13 9XH



woodlands



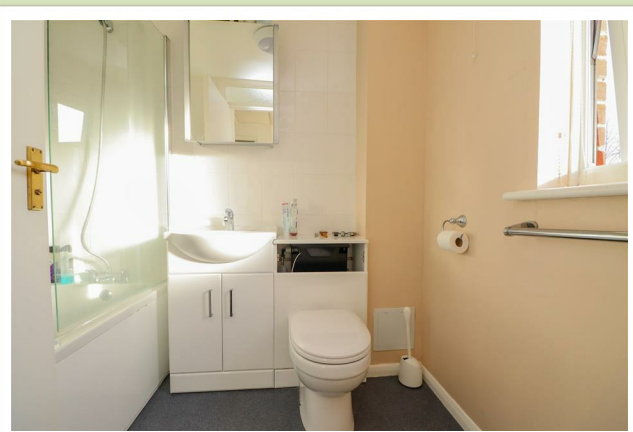
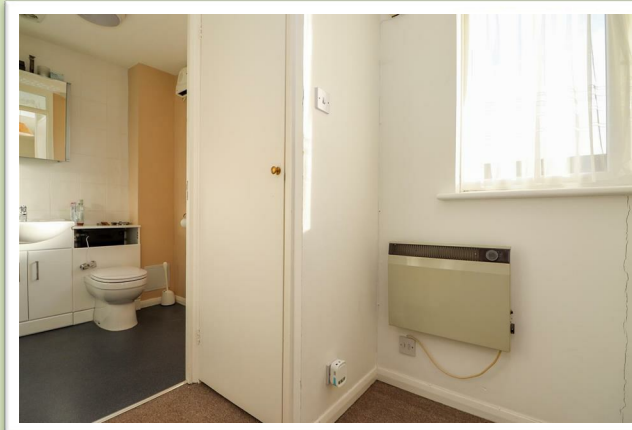
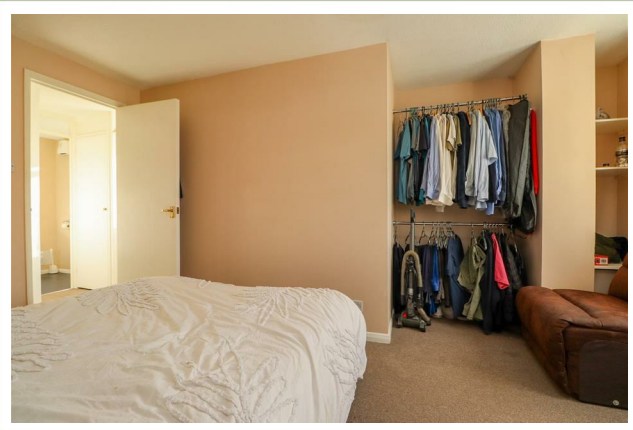
Situated in a quiet cul-de-sac in a popular village location, this spacious one-bedroom first-floor flat is ideal for those wishing to enjoy the peaceful pace of village life, whilst having the convenience of the thriving market town of Horsham just a few minutes away by car. Southwater is a popular and vibrant village, with excellent primary schools, a range of independent shops and places to eat. Southwater Country Park and the Downslink offer great walking and cycling routes and there is a range of wonderful facilities that the local community can make use of, including a popular leisure centre, clubhouse, and village hall. You can see why this is the first choice of location for many. And benefitting from a share of freehold and a potential to create a strong rental yield in return, this property is likely to appeal to investors, first-time buyers and down-sizers alike.

Accessed by a private front door entrance leading into a hallway with stairs leading to the first-floor landing with two storage cupboards. The accommodation comprises a bright living space separated from a good-sized kitchen with a range of base and wall units, space for freestanding appliances as well as room for a small breakfast table and chairs. The bedroom is a generous double with space for freestanding storage cupboards and wardrobes. A fully fitted bathroom completes the internal accommodation.

Externally, the property benefits from an allocated parking space.

This property is being sold with no onward chain.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

PRIVATE FRONT DOOR:

Leading to **FIRST FLOOR LANDING**

ENTRANCE HALL

LIVING ROOM 11'7 x 11'2 (3.53m x 3.40m)

KITCHEN 11'5 x 7'0 (3.48m x 2.13m)

BEDROOM 14'7 x 11'7 (4.45m x 3.53m)

BATHROOM 7'0 x 5'8 (2.13m x 1.73m)

OUTSIDE

ALLOCATED PARKING SPACE

OUTGOINGS

YEARS REMAINING ON LEASE: 961

SERVICE CHARGE: VENDOR INFORMS US NONE PAYABLE

GROUND RENT: VENDOR INFORMS US NOT APPLICABLE

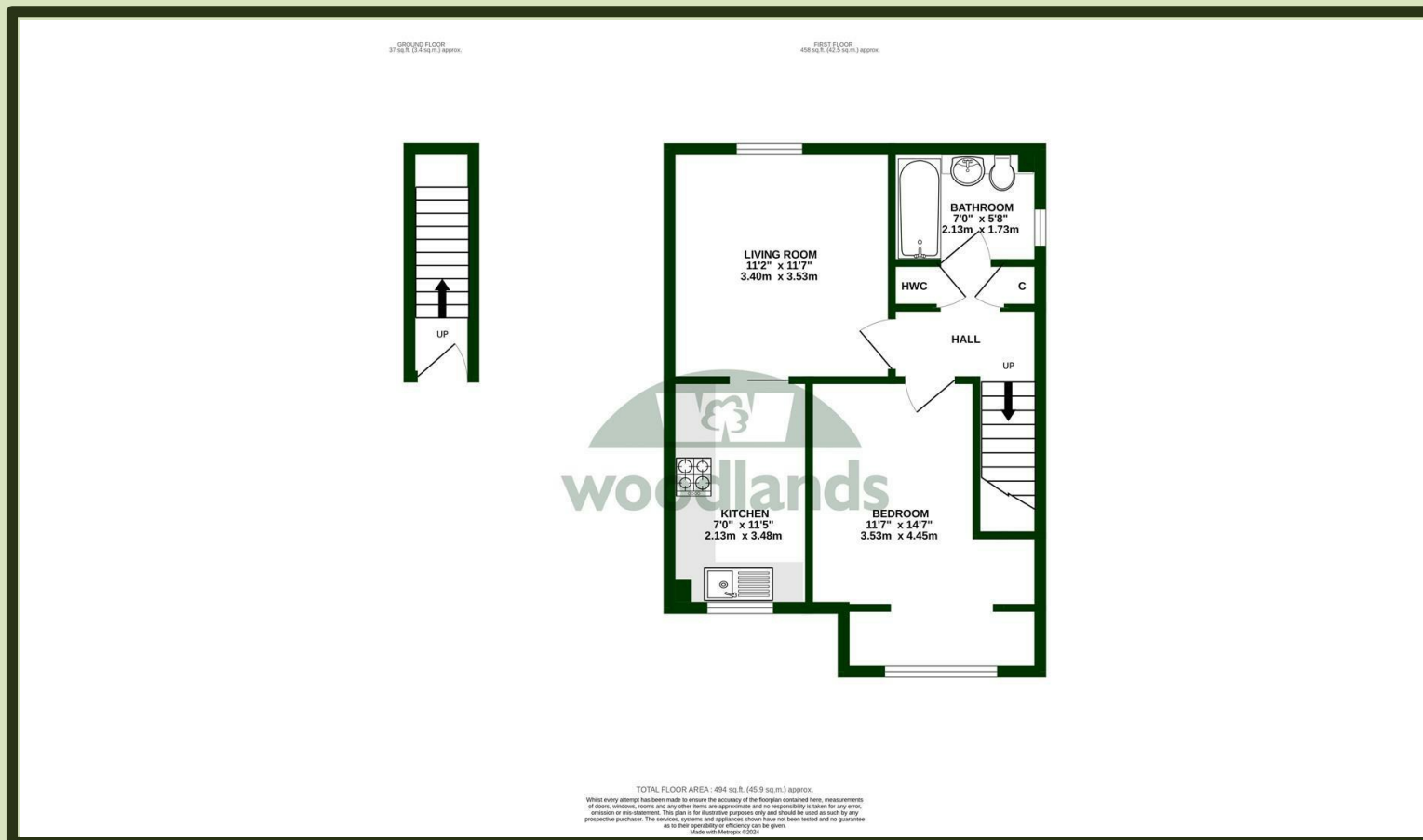
NO ONWARD CHAIN



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LOCATION: Southwater is a thriving village with the benefit of excellent infant and junior schools. The village centre boasts free parking, a Co-Operative Supermarket, Post Office, Library, Doctor and Dental Surgeries. The picturesque Country Park with café, paths and lakes is also within easy reach and has access to the 'Downs Link'. There is excellent road and rail access. The nearby town of Horsham offers a main line Station with services to Gatwick and London Bridge/Victoria, or alternatively, Christ's Hospital railway station is 3 miles distant along quiet country lanes with free parking in the lane which approaches the station. There are good national road links with the A24/A264 providing access to the M23/M25 motorway network.

DIRECTIONS: From Horsham proceed in a southerly direction along the Worthing Road (B2237). At the Hopoast roundabout take the second exit and at the next roundabout take the second exit, following the signs into Southwater Village. At the second mini roundabout turn left into Cedar Drive and proceed to the T junction. Turn left and Windsor Close is the second turning on the right.

COUNCIL TAX: B

EPC Rating: C

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.