



Canterbury Court, Southwater, West Sussex, RH13 9XS

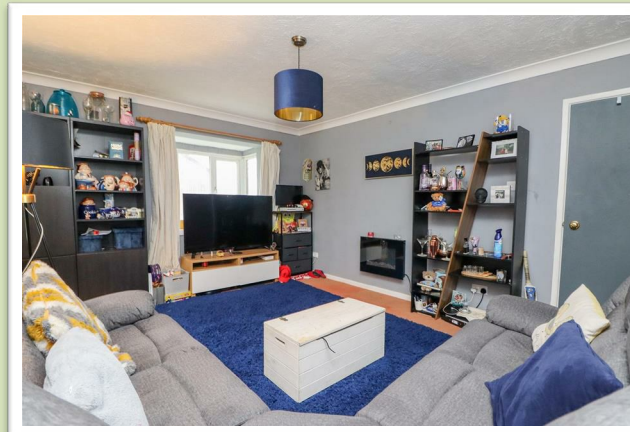


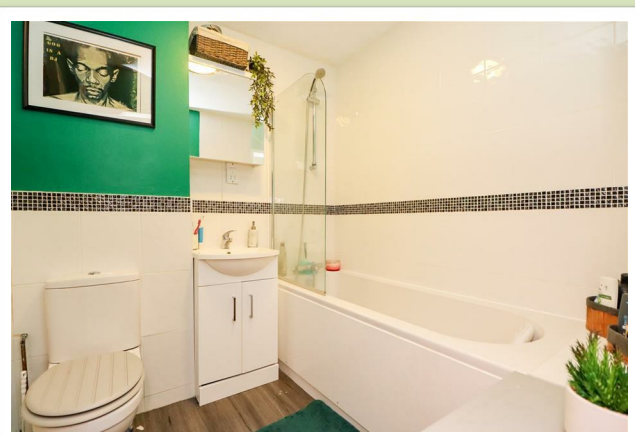
woodlands



Being sold with no onward chain and situated in the popular village of Southwater, This spacious one bedroom ground floor flat is bound to appeal to a variety of buyers, from first time buyers, downsizers and professional investors alike. It is ideal for those wishing to enjoy the benefits of village life, whilst having the convenience of the thriving market town of Horsham just a few minutes away by car. Southwater is a vibrant village with lots going on in the community and is surrounded by glorious Sussex countryside - the Downslink being a very popular walking and cycling route for those wishing to enjoy beautiful country walks. There is a range of wonderful amenities and facilities that the local community can make use of, including Southwater Country Park, The Ghyl leisure centre, clubhouse, and village hall.

Accessed by a communal entrance hall, the front door leads into a hallway with a large window filling the space with natural light, and there is a storage cupboard with hot water cylinder. The internal accommodation comprises a living/dining room with dual aspect and feature box window, a spacious double bedroom with fitted wardrobes, a good sized kitchen with a range of base and wall units, and space for freestanding appliances, and a fully fitted bathroom. Externally, the property benefits from an allocated parking space and communal grounds.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

Communal hallway leading to:

**FRONT DOOR**

**ENTRANCE HALL**

**LIVING/DINING ROOM 14'5 x 11'10 (4.39m x 3.61m)**

**KITCHEN 11'10 x 7'4 (3.61m x 2.24m)**

**DOUBLE BEDROOM 11'0 x 9'11 (3.35m x 3.02m)**

**BATHROOM 6'9 x 6'5 (2.06m x 1.96m)**

**OUTSIDE**

**ALLOCATED PARKING SPACE**

**COMMUNAL GROUNDS**

**OUTGOINGS**

**YEARS REMAINING ON LEASE: 90**

**GROUND RENT: £113.18 PER ANNUM**

**SERVICE CHARGES: £2,533.00 PER ANNUM**

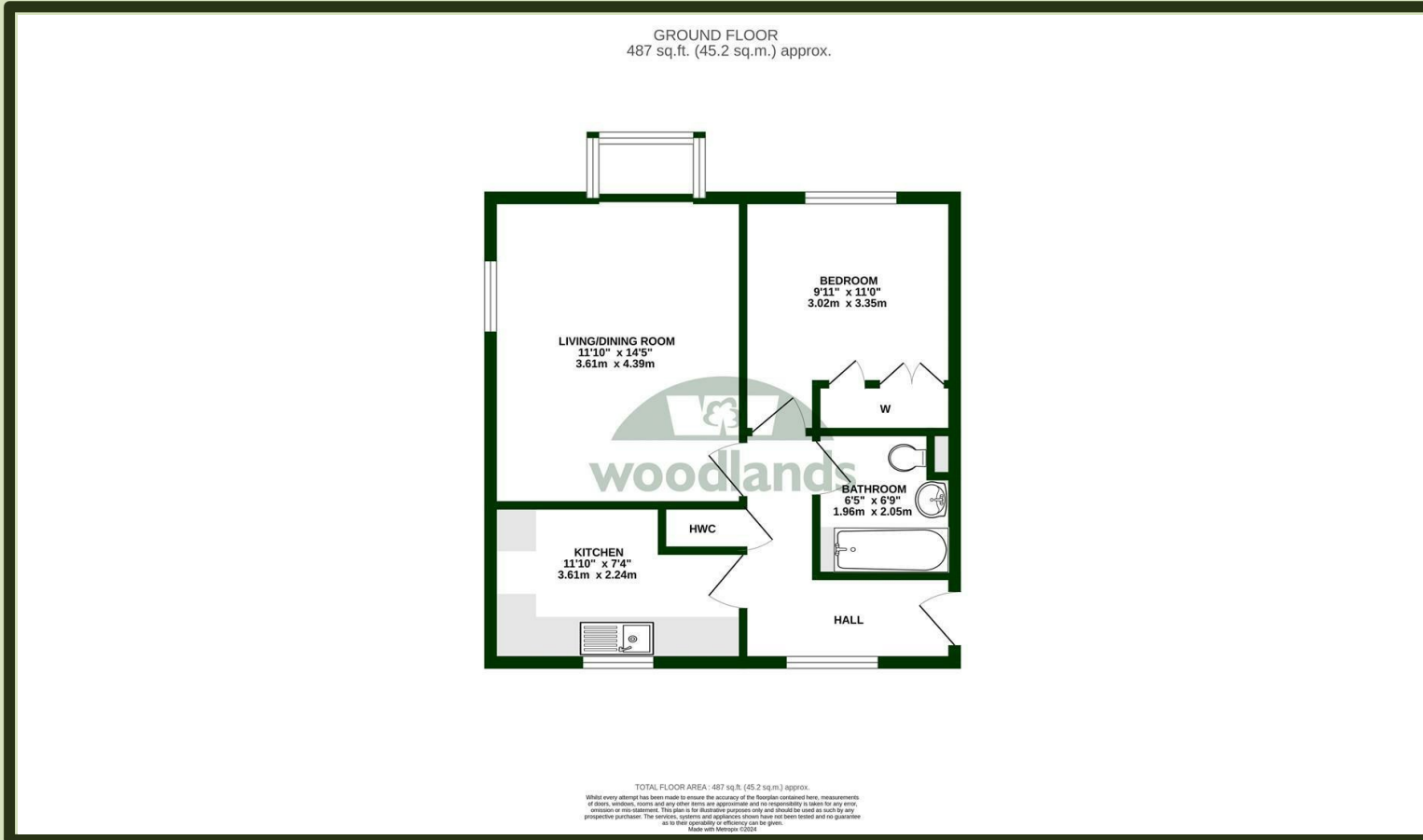
**NO ONWARD CHAIN**



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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



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 turn left and the property is a couple of hundred yards down the road on the left hand side.

COUNCIL TAX: B

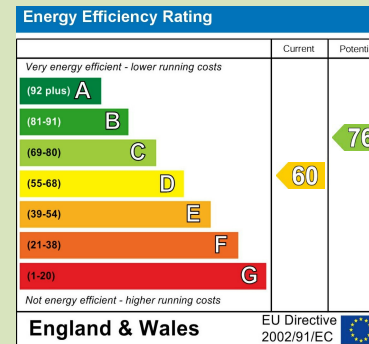
EPC Rating: D

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.



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.