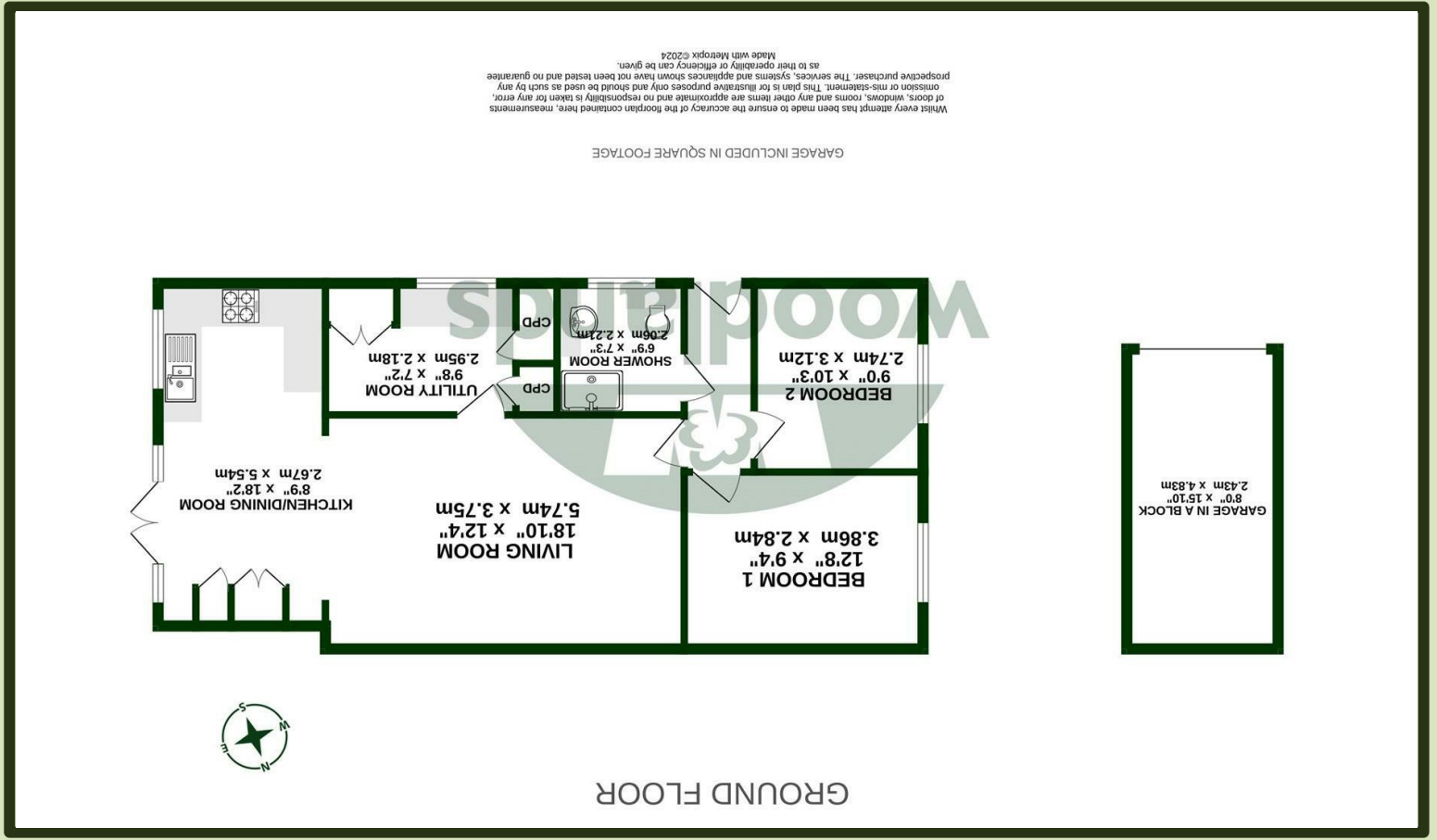




61 Woodlands Way, Southwater, West Sussex, RH13 9TF



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Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

EU Directive 2002/91/EC
England & Wales
Not energy efficient - higher running costs



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 cafe, 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 Hopast roundabout take the second exit and at the next roundabout take the second exit, following the signs into Southwater Village. Go straight ahead at the 2 small roundabouts and straight ahead at the traffic lights, passing The Village Surgery on your left hand side. Keep going straight, passing The Tipsy Fox pub on your right. Then take the second turning on the right into College Road. Woodlands Way is then the first turning on the left.

COUNCIL TAX: Band D.

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.

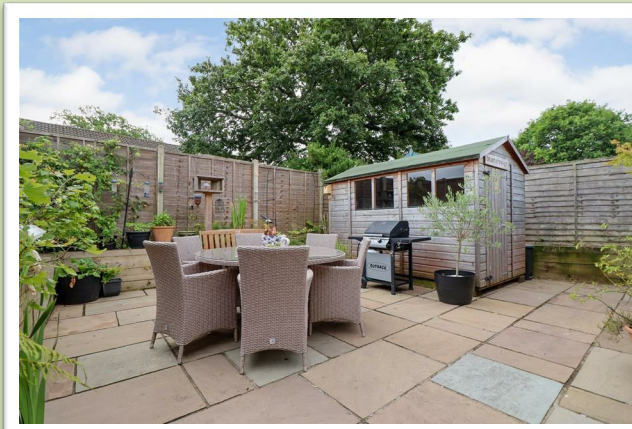
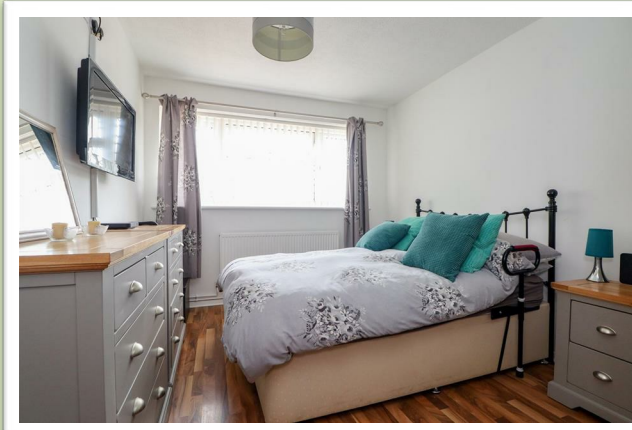
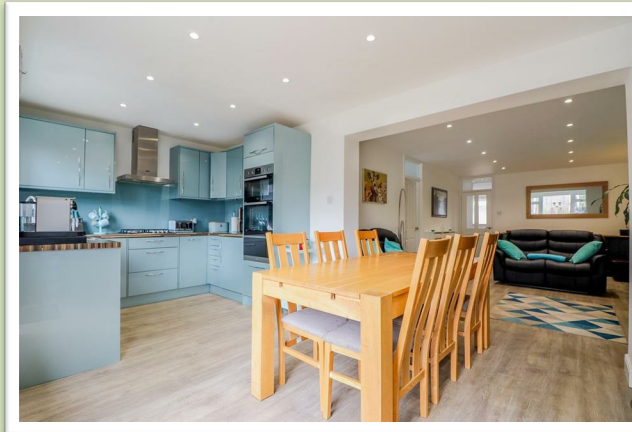
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Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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

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 MISREPRESENTATION ACT

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.



Nestled within a quiet cul-de-sac off a residential road, this spacious 2 bedroom semi-detached bungalow has been modestly extended to improve the living space and is brought to the market in excellent condition throughout, having been significantly enhanced and modernised by the current owners to create a fabulous home in a sought-after village location.

The setting 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 and benefiting from regular bus routes into the town centre. 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, cricket clubhouse and village hall.

Accessed by a block-paved driveway providing parking for up to 3 cars, the main entrance is to the side of the property and opens into a bright and welcoming entrance hall. Both bedrooms are doubles, located to the front of the property, with the principal bedroom being particularly spacious. You immediately get a sense of the quality and attention to detail that the current owners has given the home. The shower room offers a large double shower unit, with fitted cabinets, a vanity sink unit and heated towel rail.

The heart of this home is an excellent open-plan living/dining and kitchen space. Having previously been extended, there is an abundance of living space that isn't compromised by the kitchen area, neatly tucked around the corner in an L-shape configuration. The kitchen provides a generous amount of base and wall units, finished in a contemporary design and colour palette, and benefiting from fitted appliances including a double oven with warming drawer and matching storage cabinets on the adjacent wall by the dining space. The internal accommodation is completed by a large utility room, formerly the kitchen, with lots of cupboard and worktop space and room for freestanding appliances.

From the dining area, French doors open up to the garden, which provides a particularly quiet and private space for outdoor entertaining in the summer months. Made for ease of maintenance with large format sandstone tiles. Externally the property also comes with a garage in a nearby block.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 3'05" x 10'02" (1.04m x 3.10m)

LIVING ROOM 18'10" x 12'04" (5.74m x 3.76m)

KITCHEN/DINING ROOM 8'09" x 18'02" (2.67m x 5.54m)

UTILITY ROOM 9'08" x 7'02" (2.95m x 2.18m)

BEDROOM ONE 12'08" x 9'04" (3.86m x 2.84m)

BEDROOM TWO 9'0" x 10'03" (2.74m x 3.12m)

SHOWER ROOM 6'09" x 7'03" (2.06m x 2.21m)

OUTSIDE

BLOCK PAVED DRIVEWAY TO THE FRONT

REAR GARDEN

GARAGE IN A BLOCK



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