



The Laurels, Southwater, West Sussex, RH13 9UJ



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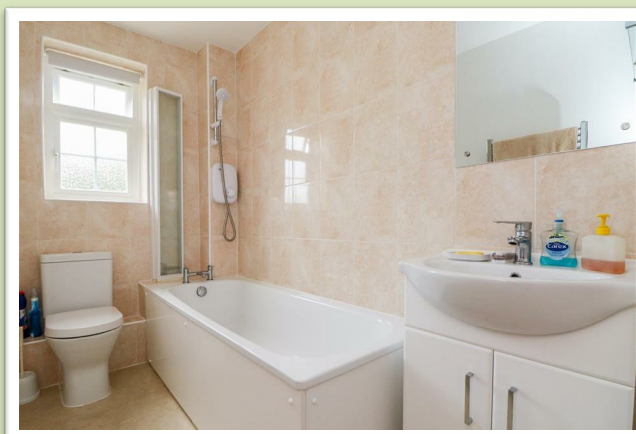
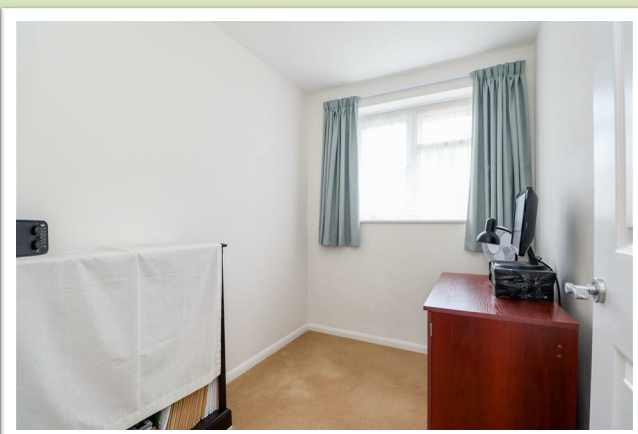


Situated towards the end of a small cul-de-sac in a popular village location, this well presented, two bedroom terraced house will suit a variety of people - from first-time buyers, to professional investors, looking for a house that can command a strong annual yield, in a setting where residents can 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 (or 20 minutes using the local bus service in Cedar Drive).

The property benefits from two allocated parking spaces, including one driveway space to the front that leads to an enclosed entrance porch and into a bright and spacious living/dining room. From the living room, stairs ascend to the first floor, with its two bedrooms and bathroom, together with woodland views to the rear. Finished in neutral tones, this home is a blank canvas for the new owners to put their own stamp on the property. The kitchen is fitted with a good range of base and wall units, and also provides space for a small breakfast table and chairs, if desired. A fully-glazed upvc door leads out to the rear enclosed garden, with a patio and lawn stretching down to a shed and rear access gate. The second parking space is located to the left side/rear of the row of terraced houses and can be easily accessed from here.



The garden is a great spot for outdoor relaxation in the summer months, yet offers plenty of scope for the new owners to impose their own stamp if desired.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENCLOSED ENTRANCE PORCH 3'0 x 2'10 (0.91m x 0.86m)

LIVING/DINING ROOM 14'7 x 11'1 (4.45m x 3.38m)

KITCHEN 11'1 x 7'10 (3.38m x 2.39m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'4 x 8'10 (3.45m x 2.69m)

BEDROOM TWO 7'11 x 6'0 (2.41m x 1.83m)

BATHROOM 11'0 x 4'8 (3.35m x 1.42m)

OUTSIDE

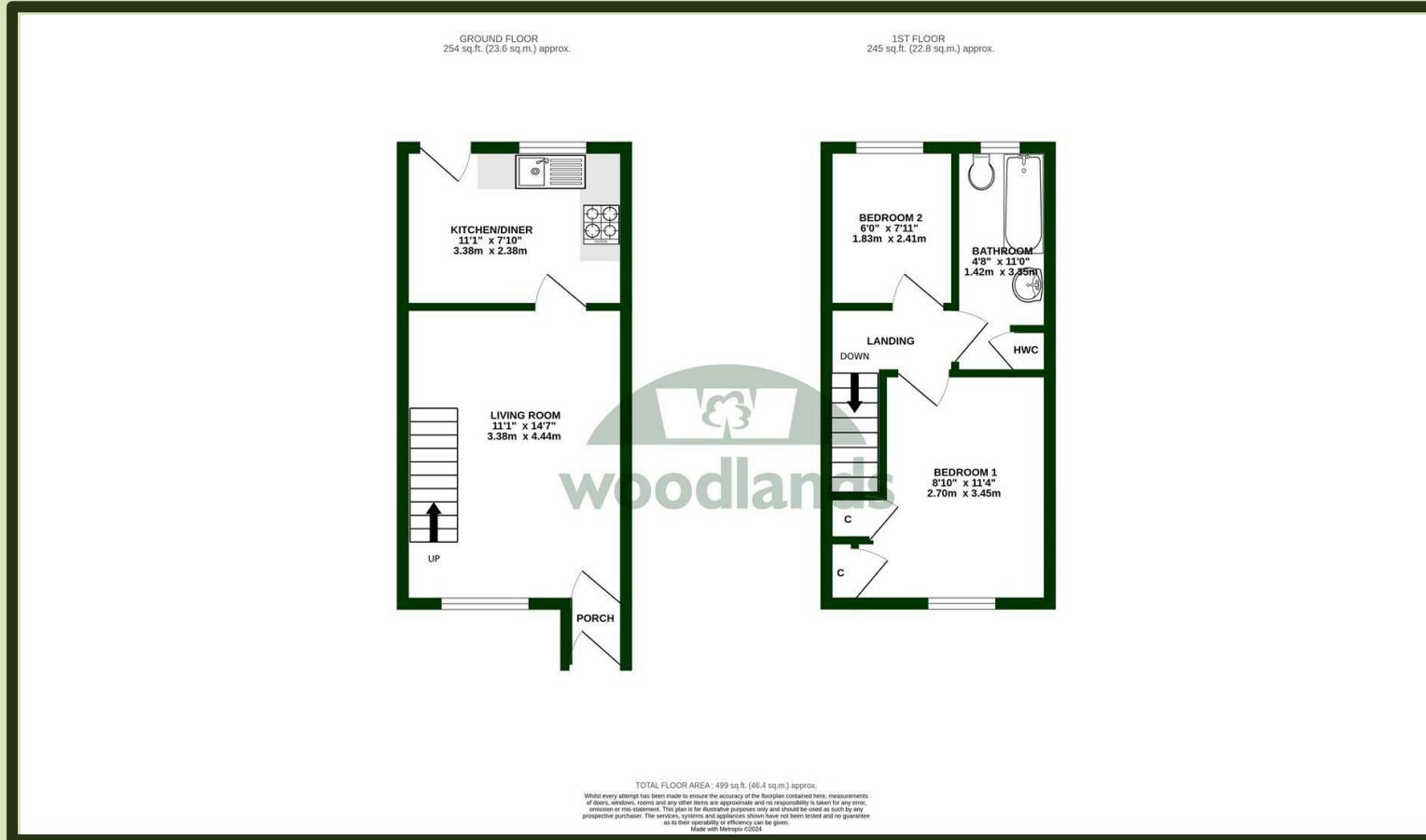
DRIVEWAY PARKING SPACE TO THE FRONT

ADDITIONAL ALLOCATED PARKING SPACE

REAR GARDEN



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LOCATION: Southwater is a popular and vibrant village, with a range of independent shops, pubs 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, recently completed cricket clubhouse and village hall.

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 take the second left turning into Grange Way. The Laurels is then the cul-de-sac on the right, with the property to be found at the far end.

COUNCIL TAX: Band C.

EPC Rating: C.

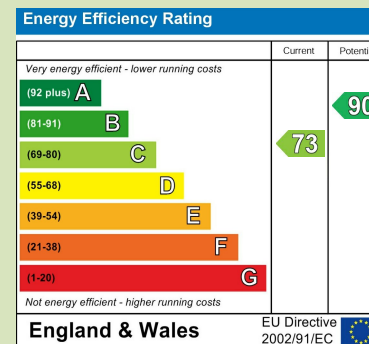
OTHER INFORMATION: The property benefits from having the availability of satellite TV and high speed broadband, as advised by the vendor.

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

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