



College Road, Southwater, West Sussex, RH13 9TJ



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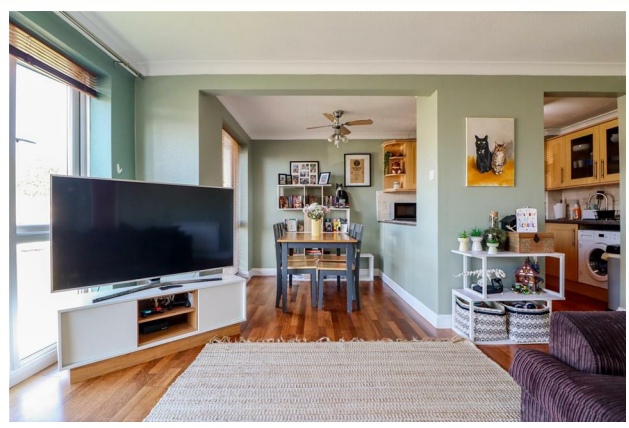
Brought to the market with no-onward chain or with a tenant in situ, to suit both private buyer or investor, this beautifully presented two double bedroom maisonette is arranged over two floors and provides generous living and bedroom accommodation alongside an off road parking area to the front and a garage in a block to the side. The maisonette also benefits from having a new roof earlier this year.

The apartment is situated within a popular residential road in the vibrant village of Southwater, with the thriving market town of Horsham just a few minutes away by car. You can see why so many families choose to settle down in Southwater- it is a 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, modern cricket clubhouse and a village hall.

Accessed by a front garden area with off road parking for one car, and a pathway leading to the front door with stairs leading to the first floor. Here the accommodation is open-plan, and divided into a large living area with large aspect window filling the room with natural light, Beyond this is a dining area and a kitchen fitted with a range of base and wall units, fitted oven and hob as well as space for freestanding washing machine and under-counter fridge and freezer. In addition to this there are large two large cupboards.

From the first floor landing, stairs lead to the second floor with two generous double bedrooms, both comfortably fitting double beds with space for freestanding furniture. The principal bedroom is particularly spacious and benefits from a fitted wardrobe space. The bathroom is modern, with a p-shaped bath and shower above, tiled walls and flooring and another large airing cupboard.

Externally the property also benefits from a garage in a nearby block measuring approximately 16ft by 8ft.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

STAIRS TO:

FIRST FLOOR

LIVING ROOM 10'06" x 14'06" (3.20m x 4.42m)

DINING AREA 6'06" x 8'09" (1.98m x 2.67m)

KITCHEN 6'06" x 8'09" (1.98m x 2.67m)

STAIRS TO:

SECOND FLOOR

LANDING

BEDROOM ONE 9'0" x 14'07" (2.74m x 4.45m)

BEDROOM TWO 11'08" x 9'03" (3.56m x 2.82m)

BATHROOM 6'06" x 8'01" (1.98m x 2.46m)

OUTSIDE

COMMUNAL GROUNDS

GARAGE IN A BLOCK 8'0" x 16'0" (2.44m x 4.88m)

OUTGOINGS

LEASE LENGTH: 94 YEARS REMAINING

SERVICE CHARGE: £300 PER ANNUM

GROUND RENT: £300 PER ANNUM

NO ONWARD CHAIN



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GARAGE IN A BLOCK
50' x 10'
2.44m x 4.87m

ENTRANCE FLOOR
4'6" x 10'4"
1.37m x 3.16m approx.

FIRST FLOOR
30'6" x 10'4"
9.32m x 3.16m approx.

SECOND FLOOR
30'6" x 10'4"
9.32m x 3.16m approx.

KITCHEN
8'6" x 8'4"
1.98m x 2.54m

DINING AREA
6'6" x 6'10"
1.98m x 2.06m

LIVING ROOM
10'6" x 14'6"
3.21m x 4.43m

BATHROOM
5'0" x 8'1"
1.52m x 2.46m

BEDROOM 1
9'0" x 14'7"
2.74m x 4.45m

BEDROOM 2
11'8" max x 2'3" max
3.56m max x 2.82m max

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GARAGE INCLUDED IN SQUARE FOOTAGE

TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. 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 Topsy Fox pub on your right. Then take the second turning on the right into College Road.

COUNCIL TAX: Band C.

EPC Rating: E.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	53	
(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.