



Andrews Road, Southwater, West Sussex, RH13 9EX



Positioned in a popular residential road, this spacious 3 bedroom terraced house has been significantly modernised and improved by the current owners to create a stunning, spacious family 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 driveway providing parking for several cars, leading to further driveway space behind double gates providing seclusion leading to an attached single garage with electric roller doors.

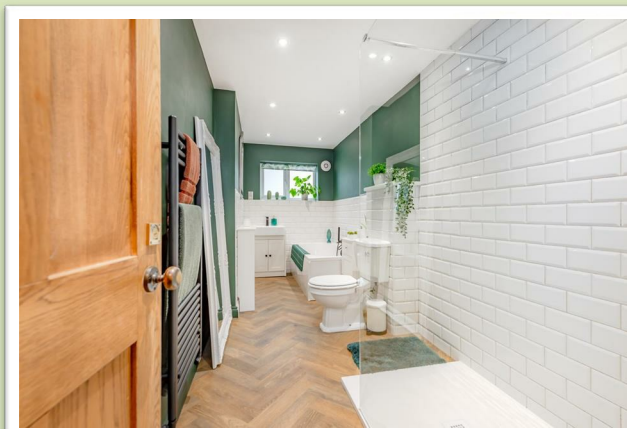
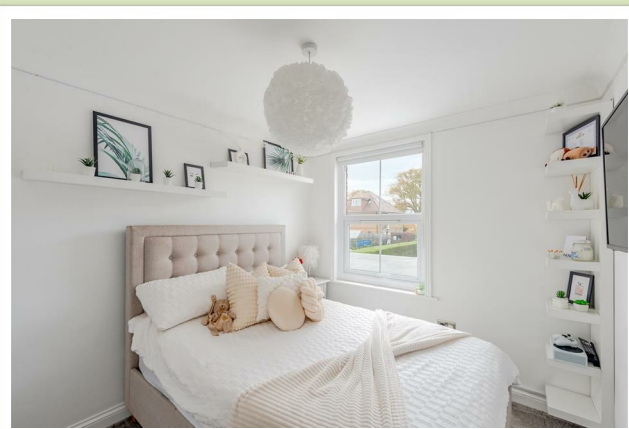
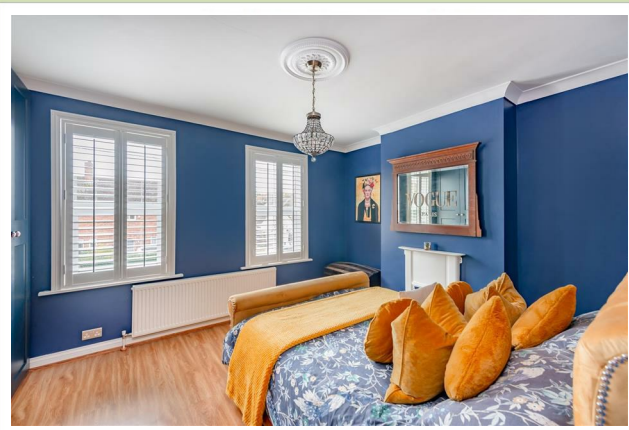
The quality of finish and attention to detail is apparent as soon as you step into a spacious entrance hall to the side of the property with excellent storage options provided. Amtico flooring flows through to a dining room but this space could equally work as a study or home office space if desired. To the front of the property is a large living/dining room providing a wealth of space for a family to enjoy, with stairs leading to the first floor. The kitchen is stunning - beautifully appointed with a feature central island with stone worktops, fully integrated appliances and bi-fold doors leading to the garden beyond. From here, we access a useful utility space leading to a guest cloakroom. The ground floor is completed by a large family bathroom, beautifully appointed with a walk in shower, separate bath, attractive tiling and contemporary colour scheme.

There are three bedrooms to the first floor - two being spacious doubles with integrated cupboards and wardrobes, a guest cloakroom and a further set of stairs leading to a loft room that is used by the current owners as ancillary guest space.

The rear garden is equally as captivating as the main house - with beautiful porcelain tiled patio, a large expanse of lawn, and shingle path leading to a fully equipped garden room with living space, kitchen and shower room. An excellent option for those that need a secluded space to work or for guests.

PLEASE NOTE - The loft is currently used as ancillary accommodation however it does not have planning permission or building regs approval as such. We believe the property offers excellent scope to convert this space formerly into living accommodation and would provide a further double bedroom.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 4'0" x 2'11" (1.22m x 0.89m)

LIVING ROOM 22'09" x 14'01" (6.93m x 4.29m)

DINING ROOM 13'09" x 11'01" (4.19m x 3.38m)

HALLWAY WITH SIDE ACCESS

KITCHEN 17'0" x 11'01" (5.18m x 3.38m)

UTILITY AREA

CLOAKROOM

FAMILY BATHROOM 16'10" x 6'0" (5.13m x 1.83m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'01" x 10'11" (4.29m x 3.33m)

BEDROOM TWO 10'02" x 8'06" (3.10m x 2.59m)

BEDROOM THREE 8'08" x 7'04" (2.64m x 2.24m)

CLOAKROOM

SECOND FLOOR

LOFT ROOM 13'0" x 11'02" (3.96m x 3.40m)

OUTSIDE

DRIVEWAY PARKING FOR SEVERAL CARS

GARAGE 17'03" x 7'05" (5.26m x 2.26m)

REAR GARDEN

GARDEN ROOM 15'03" x 12'0" (4.65m x 3.66m)



www.woodlands-estates.co.uk



Approx. Gross Internal Floor Area 1487 sq. ft / 138.22 sq. m (Excluding Garden Room and Second Floor)

While every effort has been made to ensure the accuracy of this floorplan, measurements, and positioning of rooms, doors, windows and any other items are for illustrative purposes only. It is intended to give a general indication of the floor layout and is not to be taken as a precise representation of the property

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. Continue along this road which turns into Mill Straight, passing the turning for Shipley Road on your right hand side. Take the next right into Andrews Road.

COUNCIL TAX: Band E.

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.

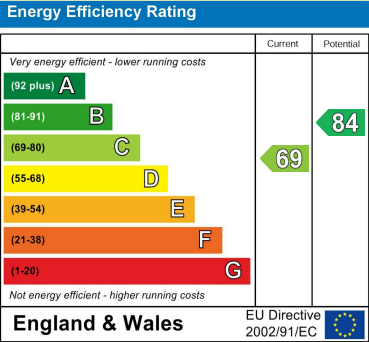
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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



woodlands

Tel: 01403 270270



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