



Windsor Close, Southwater, West Sussex, RH13 9XH





Nestled at the end of a quiet cul-de-sac, this delightful end-of-terrace home presents the perfect balance of comfort, flexibility, and potential. Offering a peaceful setting within a popular residential pocket, it's an ideal choice for buyers seeking a home they can truly make their own. With scope to extend (subject to the necessary planning consents), the property provides a fantastic opportunity to grow and adapt as your needs evolve.

To the front, a private driveway and detached single garage ensure convenient off-road parking. Stepping through the entrance porch, you're welcomed into a bright and spacious lounge/dining room where dual-aspect windows fill the space with natural light. Generous in size, this room easily accommodates both a comfortable seating area and a family dining table - perfect for relaxed evenings or entertaining guests. The adjoining kitchen offers a practical layout with ample cupboard space, ready for new owners to modernise and create their own ideal culinary hub.

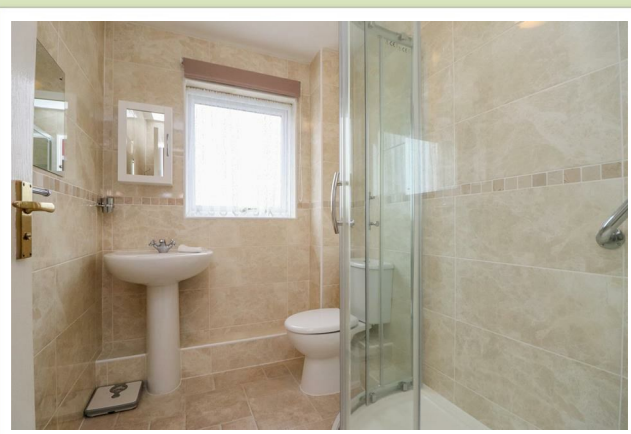
Upstairs, you'll find two well-proportioned bedrooms, each offering a restful retreat, alongside a family bathroom designed for everyday ease.

Outside, the enclosed rear garden provides a private and secure space to unwind. With a good-sized lawn, it's perfect for outdoor play, summer barbecues, or simply enjoying a sunny afternoon in peace.

Located in the sought-after village of Southwater, this home benefits from a semi-rural feel while being only a short walk from the village centre. Here, you'll find a variety of everyday amenities including supermarkets, cafés, a library, and sports facilities. Families will appreciate the proximity to well-regarded schools such as Castlewood Primary and Southwater Infant and Junior Schools. For a wider range of shopping, dining, and leisure options, the nearby market town of Horsham is just a few minutes' drive away, offering excellent transport connections with rail links to London Victoria and London Bridge. Easy access to the M23, M25, and Gatwick Airport ensures convenient travel in all directions.

Combining countryside charm with modern convenience, Southwater remains one of the area's most desirable locations - perfect for families and professionals alike seeking a welcoming community and an adaptable home to grow into.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 3'03" x 3'02" (0.99m x 0.97m)

LIVING/DINING ROOM 12'06" x 23'04" (3.81m x 7.11m)

KITCHEN 5'03" x 9'06" (1.60m x 2.90m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'05" x 12'04" (3.78m x 3.76m)

BEDROOM TWO 6'05" x 10'01" (1.96m x 3.07m)

SHOWER ROOM 5'07" x 7'01" (1.70m x 2.16m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

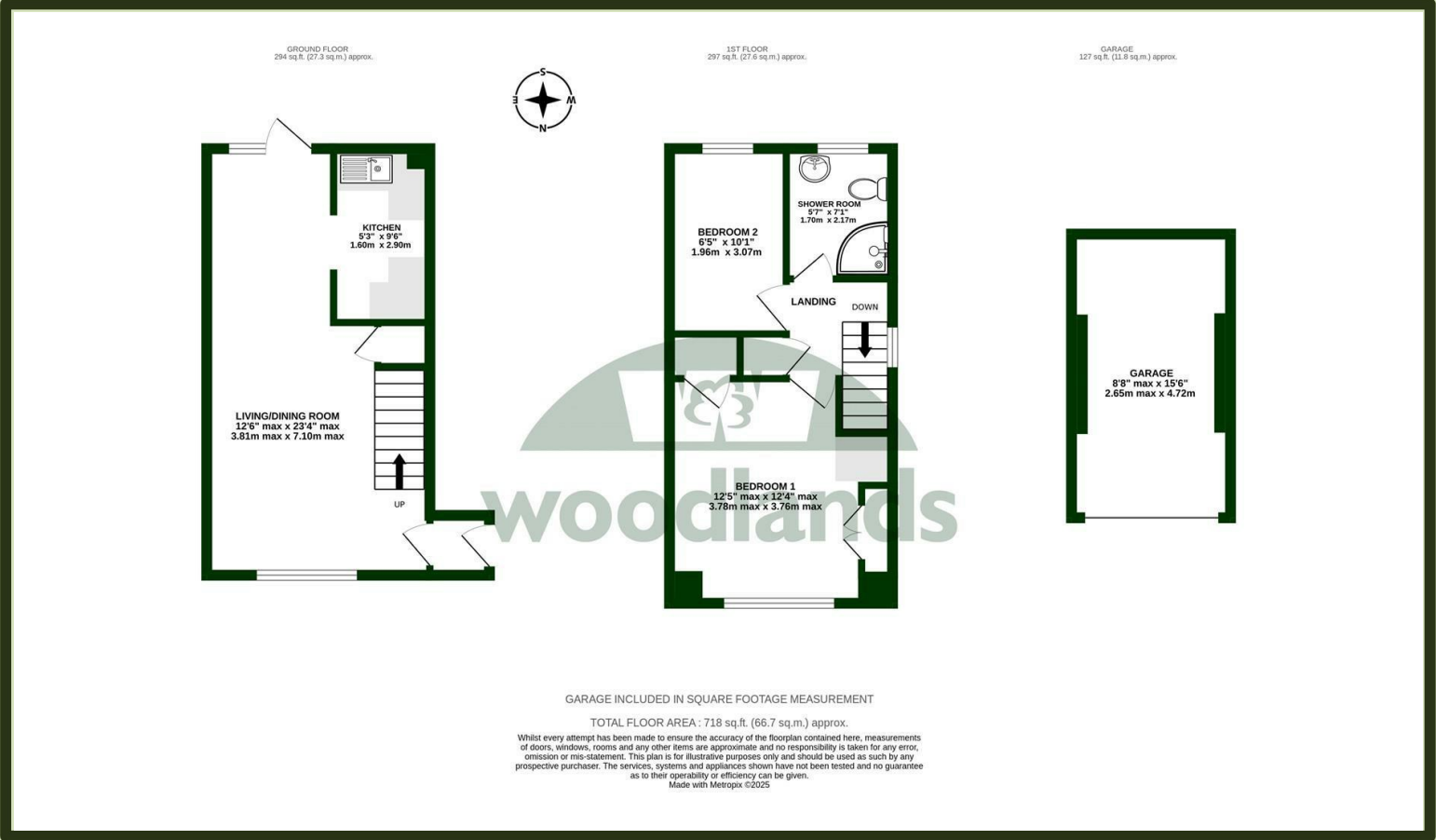
GARAGE 8'08" x 15'06" (2.64m x 4.72m)

REAR GARDEN

NO ONWARD CHAIN



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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 Windsor Close is the second turning on the right.

COUNCIL TAX: C

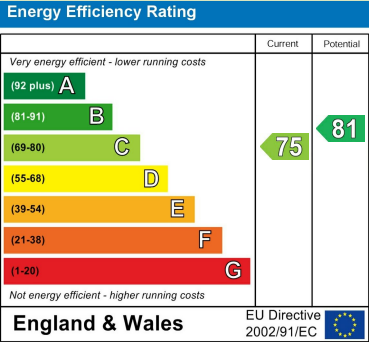
EPC Rating: C.

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.



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