



**The Oaks, Southwater, Horsham, West Sussex, RH13 9UQ.
Guide Price of £415,000 Freehold**



- **Three Bedroom End Terraced House**
- **Immaculately Presented Throughout**
- **Driveway Parking**
- **Generous Kitchen with Direct Access to the**
- **Conservatory Dining Area**
- **EPC C**
- **Gas Central Heating**
- **Cul De Sac Setting**
- **EV Charging Point**

Situated within a quiet cul-de-sac in this highly desirable village setting, this beautifully presented three-bedroom end-of-terrace home has been thoughtfully improved and well maintained by the current owners, creating a stylish and comfortable home ideally suited to a variety of purchasers. The property offers well-balanced accommodation throughout and will appeal to first-time buyers, growing families, downsizers seeking a more manageable home, and buy-to-let investors looking for a property with strong rental potential.

One of the home's key attractions is its enviable location, allowing residents to enjoy the charm and tranquillity of village life whilst remaining within easy reach of the vibrant market town of Horsham, which offers an excellent range of shopping, dining, leisure and transport facilities just a short drive away.

Combining modern living with a peaceful setting, this attractive home presents an excellent opportunity to secure a property in one of the area's most popular village locations.



A private driveway, complete with an EV charging point, leads to an enclosed entrance porch and welcomes you into a bright and spacious living room. Beautifully presented in contemporary tones and complemented by stylish fitted louvred shutters, the property immediately conveys a sense of quality and attention to detail.

The current owners have undertaken a comprehensive programme of improvements, including the installation of a new heating system, complete rewiring, replacement windows and new flooring throughout, resulting in a home that is ready to move straight into.

The impressive kitchen has been transformed with a bespoke German-designed range of units, offering an excellent selection of base and wall-mounted storage, pull-out pantry drawers, integrated oven and hob, together with ample space for an American-style fridge freezer. Designed with both practicality and entertaining in mind, the kitchen flows seamlessly into the conservatory, currently utilized as a dining area, where French doors open directly onto the rear garden, creating an ideal space for indoor-outdoor living

From the living room, stairs rise to the first-floor landing, which provides access to three well-proportioned bedrooms. The principal bedroom is a particularly generous double room, benefiting from an extensive range of fitted Hammonds mirrored wardrobes that offer excellent storage. The remaining bedrooms are also well sized and versatile, making them ideal for family members, guests, or a home office.

The family bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin with storage beneath, WC, and a heated towel rail. Finished to a high standard, the bathroom successfully combines practicality with contemporary style.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

78.2 m²
841 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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