



**Price**  
**£355,000**

**Freehold**

2x  2x  1x 

**Woodpeckers,  
Southwater, Horsham,  
West Sussex, RH13**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Allocated parking
- No onward chain
- Downstairs cloakroom
- En-suite to master bedroom
- Sought after location

## Accommodation

### GROUND FLOOR

- Hallway
- Cloakroom
- Lounge/Dining Room: 17'5 x 13'3 (5.31m x 4.04m)
- Kitchen: 11'0 x 5'11 (3.36m x 1.80m)

### FIRST FLOOR

- Landing
- Bathroom: 6'11 x 6'2 (2.11m x 1.88m)
- Bedroom 1: 12'1 x 11'2 (3.69m x 3.41m)
- En-suite Shower Room: 5'7 x 5'6 (1.70m x 1.68m)
- Bedroom 2: 13'3 x 10'11 (4.04m x 3.33m)

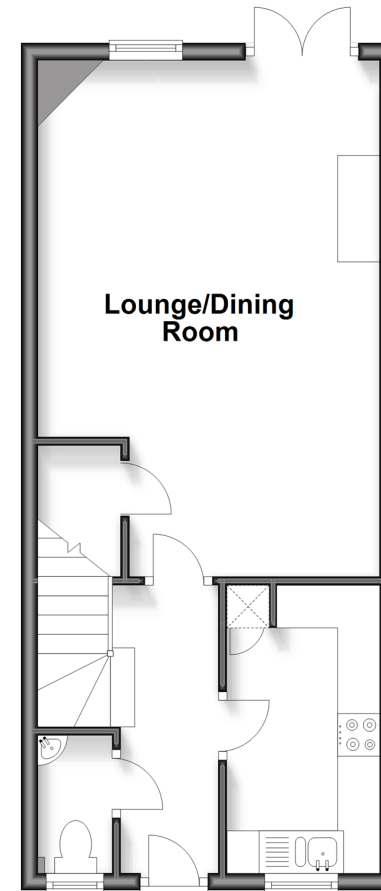
### OUTSIDE

- Front Garden
- Rear Garden
- Off road parking

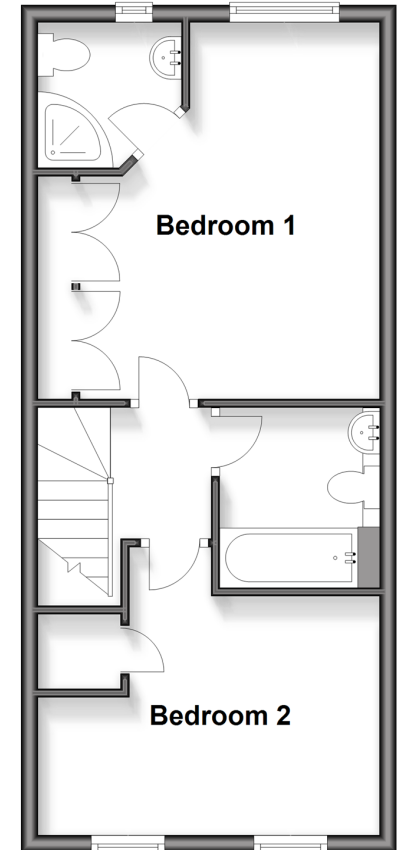
**Call Southwater - 01403 731901 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

**Ground Floor**  
Approx. 38.7 sq. metres (416.1 sq. feet)



**First Floor**  
Approx. 38.7 sq. metres (416.1 sq. feet)



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