



OVER 60?

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

Price

£415,000

Freehold

3x  1x  1x 

**The Forge, Southwater,
West Sussex, RH13**

cubitt&west
Helping you move forwards



Main features

- Extended detached home
- 3 good sized bedrooms
- Spacious 21ft lounge/diner
- Cul-de-sac location
- No onward chain

Accommodation

GROUND FLOOR

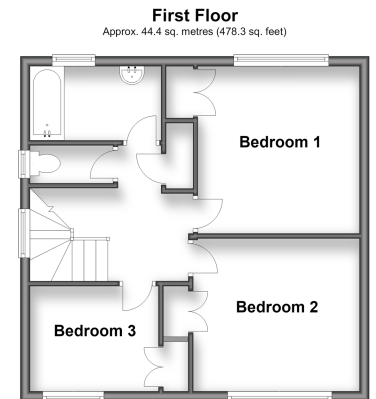
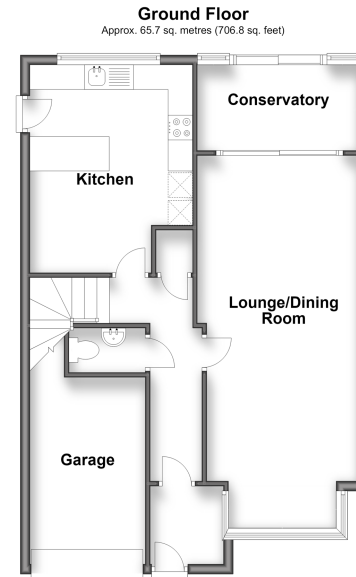
Entrance Hall: 13'5 x 3'5 (4.09m x 1.04m)
 Cloakroom
 Lounge/Dining Room: 21'8 (6.61m) x 10'9 (3.28m) narrowing to 10'2 (3.10m)
 Kitchen: 13'9 x 10'7 (4.19m x 3.23m)
 Conservatory: 11'0 x 6'9 (3.36m x 2.06m)

FIRST FLOOR

Landing
 Bedroom 1: 11'2 x 10'4 (3.41m x 3.15m)
 Bedroom 2: 11'2 x 11'2 (3.41m x 3.41m)
 Bedroom 3: 8'8 x 7'2 (2.64m x 2.19m)
 Bathroom: 8'7 x 4'10 (2.62m x 1.47m)
 WC

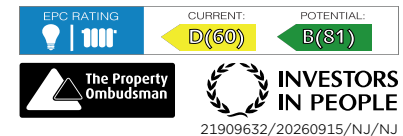
OUTSIDE

Front Garden
 Rear Garden
 Off Road Parking for 2 cars
 Garage: 12'7 x 7'9 (3.84m x 2.36m)



Call Southwater - 01403 731901 ■ cubittandwest.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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