**Ghyll Court, Station Road, Southwater, West Sussex, RH13 9UA**

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## Asking Price £175,000

Set within the lively and well-connected village of Southwater, just a short drive from the historic market town of Horsham, this beautifully refreshed one-bedroom ground floor apartment offers a superb opportunity for a wide range of buyers. Presented to the market with no onward chain, the property has been thoughtfully updated to provide a bright, stylish and ready-to-move-into home.

The location is a real highlight, placing you within easy reach of everyday essentials and leisure facilities alike. Lintott Square is just moments away, offering a variety of shops, cafés and restaurants, alongside a health centre and library. For those who enjoy the outdoors, scenic walks along the Downs Link open up miles of countryside, while nearby green spaces and recreational facilities, including Southwater Country Park, provide the perfect setting for relaxation and activity.

Approaching the property, you'll find the added benefit of a private garage included within the sale - ideal for secure parking with an excellent additional storage area, along with further communal parking within a residents' car park.

The apartment itself enjoys its own private entrance, opening into a welcoming hallway complete with a generous storage. Inside, the main living area has been tastefully modernised to create a comfortable and versatile space, with a partially open-plan layout flowing into the kitchen. There is ample room for both lounge and dining furnishings, making it perfect for entertaining or unwinding at the end of the day. The kitchen is well-appointed with a range of modern fitted units and space for both freestanding and integrated appliances including an integrated oven and electric hob offering both practicality and style.

The accommodation continues with a generous double bedroom, featuring twin windows that allow natural light to pour in, along with space for a variety of freestanding furniture. A neatly presented bathroom completes the internal layout, designed with functionality and comfort in mind.

Externally, residents can enjoy access to a south-facing communal garden - an inviting space to soak up the sun, enjoy a quiet moment outdoors, or host a relaxed summer barbecue.

There is also a shared laundry room with two washing machines and a tumble dryer.

This appealing apartment is perfectly suited to first-time buyers seeking a conveniently located home, with excellent access to local amenities and transport links into Horsham and beyond. Equally, it represents a strong investment opportunity for landlords, offering a turnkey property with the potential to generate a reliable rental income.

**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwise.**

**FRONT DOOR TO:**

**ENTRANCE HALL 8'02" x 6'0" (2.49m x 1.83m)**

**STORAGE CUPBOARD 6'10" x 3'0" (2.08m x 0.91m)**

**LIVING/DINING ROOM 16'04" x 14'08" (4.98m x 4.47m)**

**KITCHEN 8'09" x 5'03" (2.67m x 1.60m)**

**BEDROOM 16'01" x 11'03" (4.90m x 3.43m)**

**BATHROOM 5'02" x 8'03" (1.57m x 2.51m)**

**OUTSIDE**

**GARAGE 7'09" x 15'0" (2.36m x 4.57m)**

**ADJACENT STORE 8'08" x 15'0" (2.64m x 4.57m)**

**OUTGOINGS**

**LEASE TERM: 125 YEARS FROM 29.09.2013**

**LEASE LENGTH: 112 YEARS**

**SERVICE CHARGE: £1,978.50 PER ANNUM**

**GROUND RENT: £150 PER ANNUM**

**NO ONWARD CHAIN**

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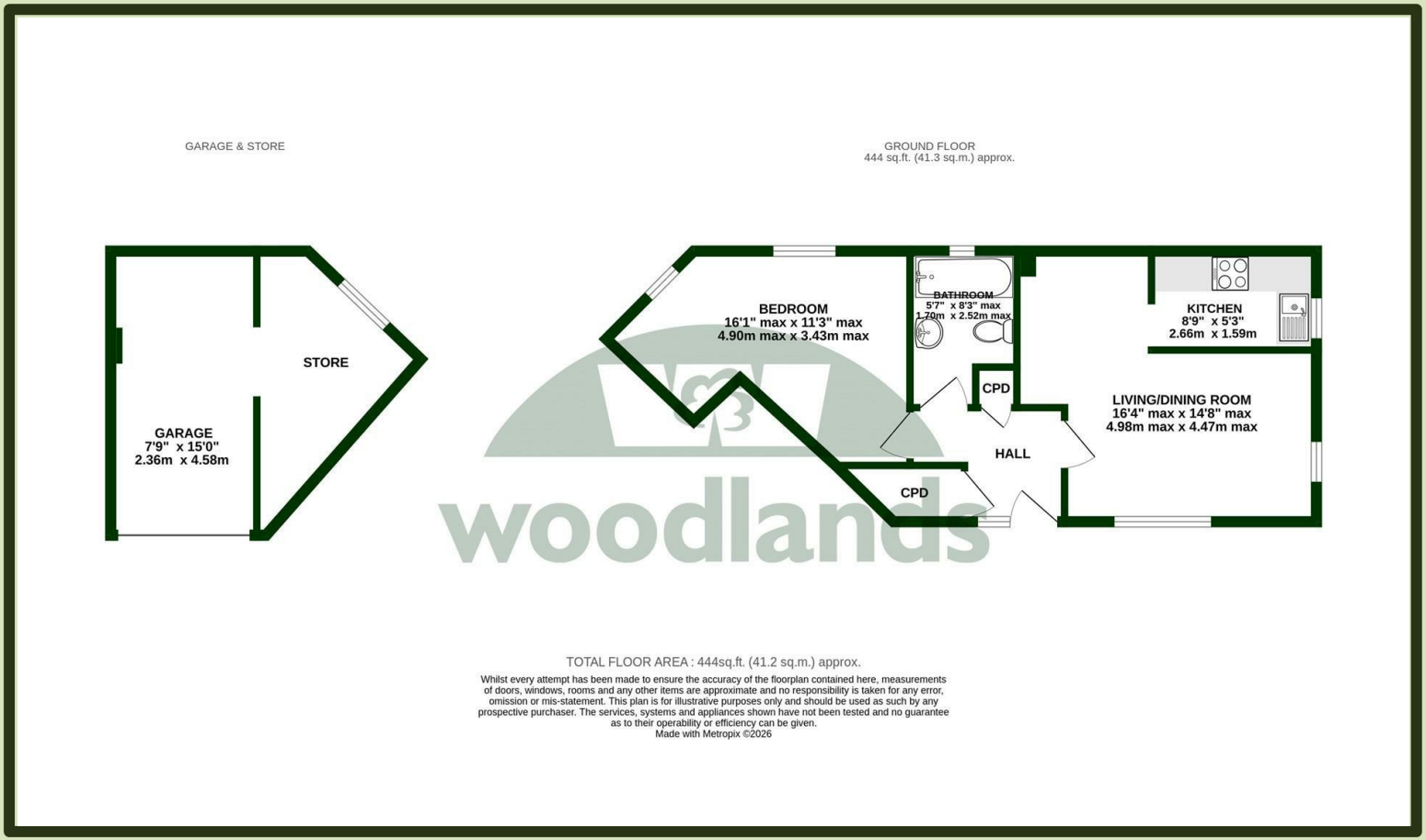



DIRECTIONS: From Horsham proceed out of town on the Worthing Road/B2237. At the Hop Oast roundabout, take the second exit following signs for Southwater. At the roundabout, take the second exit and stay on Worthing Road. Go through two roundabouts and continue past Southwater School on your left. Take the next left into Station Road. Ghyll Crescent can be found on the right hand side.

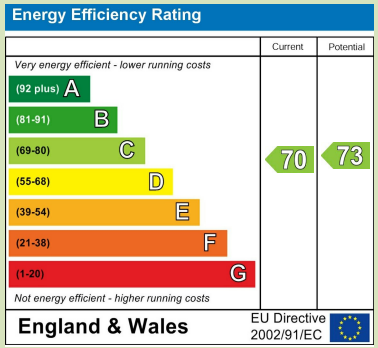
COUNCIL TAX: Band B.

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.

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Tel: 01403 270270

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