



22 Martindales  
Southwater, Horsham, West Sussex, RH13 9AE  
Offers Over £400,000 Freehold



COURTNEY  
GREEN

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# 22 Martindales, Southwater, Horsham, West Sussex, RH13 9AE

A three bedroom semi-detached family home, located near the end of a quiet residential close on the northern fringes of Southwater village. The well presented accommodation comprises an entrance hall, a downstairs cloakroom, a fitted kitchen with integrated appliances, and a large sitting/dining room with French doors opening to the secluded rear garden, which makes up the ground floor. On the first floor there are three bedrooms, and a well appointed bathroom. Outside to the front, there is a driveway providing two off road parking spaces, and to the rear is a wonderfully secluded, low maintenance garden which enjoys a sunny south-westerly aspect.

**Location:** Southwater village provides a range of shopping facilities including a local supermarket, library, bank, pharmacy and food outlets. There are excellent local schools include Castlewood Primary School, Southwater Infant & Junior Academies, with The Weald comprehensive school in Billingshurst, Tanbridge House secondary school in Horsham, and Pennthorpe (mixed) and Farlington (girls) private schools all a short car journey away. The picturesque Country Park provides water sports facilities, and the recently finished sports centre has an all-weather football pitch, a cricket pitch and tennis courts. There are wonderful woodland walks along the Downs Link with routes stretching as far afield as Guildford and the south coast. Less than 3 miles north is the larger market town of Horsham with a wider variety of shops and leisure activities. There are mainline railway connections at Christ's Hospital and Horsham both 2½ miles distant. There is also excellent road access via the A24 to the surrounding area and motorway network.

The accommodation comprises:

### Entrance Hall

A convenient entrance area with a radiator and stairs rising to the first floor landing. Doors lead to the kitchen, sitting room, and cloakroom.

### Sitting/Dining Room

A spacious reception room featuring a box bay with French doors opening onto the rear garden. The room also benefits from two radiators and a large understairs storage cupboard.

### Kitchen

The kitchen comprises a range of eye and base level cabinets and drawers with complementing wood-effect worktops. There is a stainless steel sink and drainer with mixer tap, a front aspect window, downlighting, under cabinet lighting, and tile-effect flooring. Integrated appliances include a fridge/freezer, electric oven with four-burner gas hob and concealed extractor over, a dishwasher, and a washing machine. A cupboard houses the gas-fired boiler.

Stairs rise to the **First Floor Landing** where there is a side aspect window, radiator, loft hatch access accessing loft space and doors to all rooms.

### Principal Bedroom

A large double bedroom with front aspect window, radiator, recess which would be perfect for additional fitted wardrobes, and there is a large full depth fitted wardrobe.

### Bedroom 2

A generously sized single bedroom which could accommodate a small double bed with rear aspect, window, and radiator.

### Bedroom 3

With rear aspect, window, and radiator.

### Bathroom

A modern bathroom suite comprising an enclosed panel bath with mixer taps and shower over, pedestal wash hand basin with mixer tap, and a low-level WC with dual flush. Additional features include a shaver point, heated towel radiator, downlighting, and extractor fan, and a heater.

### OUTSIDE

To the front, there is a driveway providing two off road parking spaces with EV charger, and a paved pathway leading to a side access gate to the rear garden. To the rear is a wonderfully secluded, low maintenance garden which enjoys a sunny south-westerly aspect. A large paved patio adjoins the house creating a perfect outside entertaining space, with an area of artificial lawn, raised timber decking and a timber shed.

### Council Tax Band - D

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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