



3 Edinburgh Close, Southwate, RH13 9XB
£475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double bedrooms – 3 with fitted storage
- 2 reception rooms
- Detached house built in 1989
- Potential to improve and enlarge
- Corner plot garden with privacy
- Driveway for 2 vehicles and garage with power
- No onward chain
- Peaceful location on popular development
- Striking distance of excellent schools, major transport links, shopping facilities, Southwater country park and the Downs Link
- First time to market since built

A well positioned 4 double bedroom, 2 reception room detached house, built in 1989 with driveway for 2 vehicles, garage, private corner plot and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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The property is situated on a popular development, close to highly regarded schools, major transport link, shopping facilities, Southwater country park and the Downs Link.

The accommodation comprises: entrance hallway with storage, cloakroom, sitting room with sliding doors onto the garden and formal dining room.

The kitchen is fitted with an attractive range of units, space for appliances and side access onto the driveway. There is potential to combine the kitchen and dining room if required.

From the hallway a staircase rises to the first floor with access into the loft.

There are 4 well proportioned bedrooms (3 with fitted wardrobes) and family bathroom with airing cupboard.

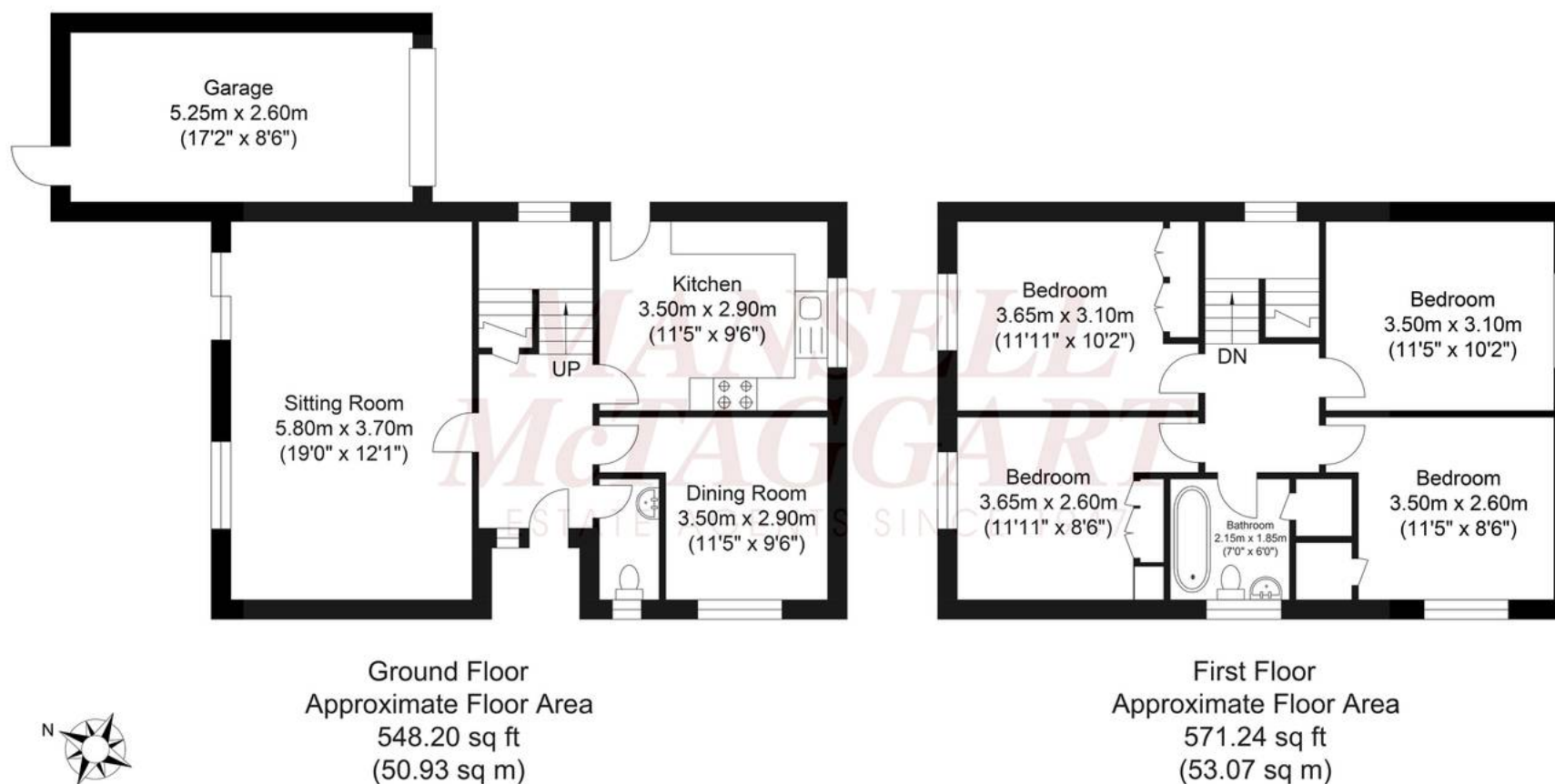
Benefits include double glazed windows, some new soffits, fascias, and all gutters, externally re-decorated, alarm system and gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen).

A driveway provides parking for 2 vehicles, leading to the garage with power and courtesy door to garden.

The 39' x 39' part walled corner plot offers a good degree of privacy and is lawned with paved patio and timber framed summerhouse. The established border to the side of the plot could be removed to extend the garden.

Southwater is an established village brimming with amenities, situated south of Horsham. With Lintot Square at its convenient centre, everyday needs are fully accommodated with a host of local shopping. Accessible, free parking provides easy access to the Co-op store, Post Office, gift shop, hairdressers, florist and beauty salon. A choice of three local public houses, Indian, Italian, Chinese, pizza, fish & chips and pretty tea room are on hand for dining out or takeaway. Community facilities are within reach with a well-stocked library, leisure centre, health surgery, dentist, pharmacy and vets and three excellent schools offer families outstanding educational options. Southwater Country Park is a stunning 70-acres within the Parish, home to the Water Sports Centre. With three lakes for sailing, canoeing and fishing, beach/barbeque area, a delicious café, skate park and magnificent dinosaur adventure playground for children, the whole family is catered for. Direct access to the Downs Link provides breath-taking routes for the avid cyclist, horse-rider or dog walker. Southwater is served by regular bus services to Horsham and surrounding areas and both Christ's Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around the town. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.





Approximate Gross Internal Area (Excluding Garage) = 104.0 sq m / 1119.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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