



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**The Brook, Southwater,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- **Detached family home**
- **Located in a cul-de-sac of only 15 houses**
- **Useful downstairs cloakroom**
- **Close to local schools and transport links**
- **Garage and driveway for several cars**

## Accommodation

### GROUND FLOOR

Entrance Lobby

Cloakroom

Lounge: 13'7 x 12'8 (4.14m x 3.86m)

Dining Area: 13'1 x 9'6 (3.99m x 2.90m)

Kitchen: 9'8 x 7'5 (2.95m x 2.26m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 10'4 x 9'2 (3.15m x 2.80m)

Bedroom 2: 9'5 x 8'5 (2.87m x 2.57m)

Bedroom 3: 14'12 x 6'7 (4.57m x 2.01m)

### OUTSIDE

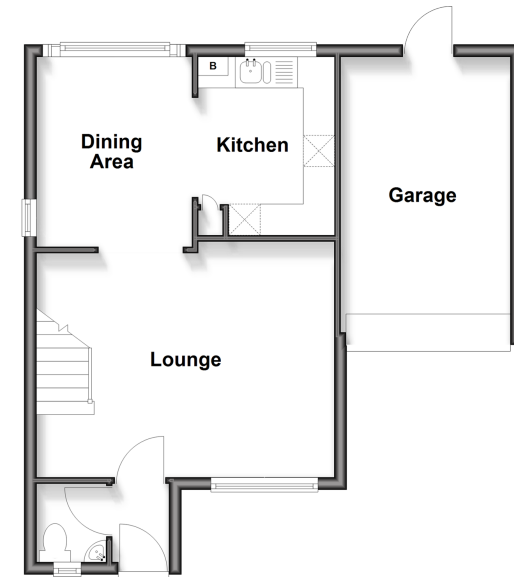
Front Garden

Rear Garden

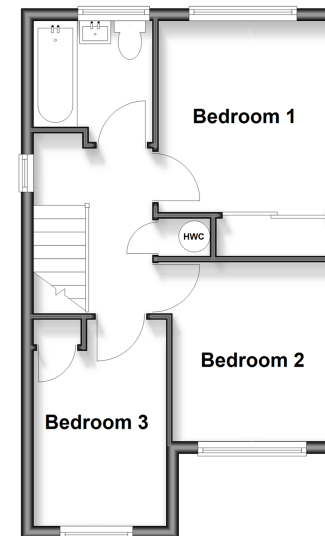
Garage

Driveway

**Ground Floor**  
Approx. 47.8 sq. metres (514.4 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (379.5 sq. feet)



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

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



21909641/20260413/CR/NJ