



College Road, Southwater, West Sussex, RH13 9TJ





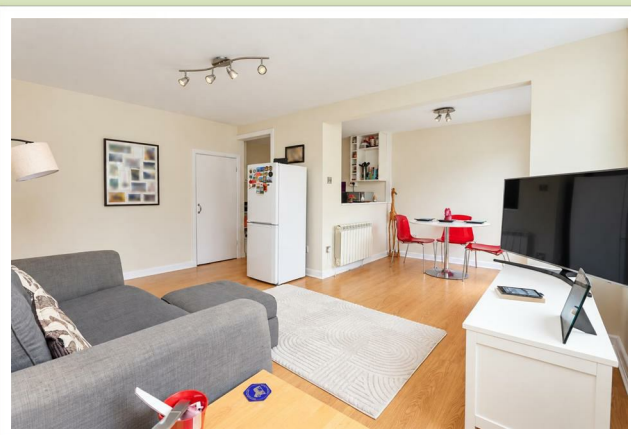
Benefitting from a newly extended lease upon completion, and beautifully presented, this appealing two-bedroom maisonette offers generous accommodation arranged over two floors, a peaceful position overlooking communal gardens and the added convenience of a garage in a nearby block. Tucked away at the rear of the building, the property enjoys a particularly quiet setting, making it an ideal choice for first-time buyers, couples or those looking to take their next step on the property ladder.

Situated along a popular residential road in the sought-after village of Southwater, this home is perfectly placed to enjoy everything the local area has to offer, with the bustling market town of Horsham just a short drive away. Southwater is a firm favourite with families, thanks to its excellent primary schools, independent shops and welcoming selection of cafés and eateries. For those who enjoy an active outdoor lifestyle, Southwater Country Park and the Downs Link provide fantastic opportunities for walking and cycling, while the village also boasts an excellent range of community facilities, including a popular leisure centre, modern cricket clubhouse and village hall.

The accommodation begins with a private entrance at ground-floor level, where stairs rise to the first-floor living space. Here, a spacious open-plan living and dining area provides a wonderful place to relax or entertain, with a large window drawing in plenty of natural light and offering attractive views across the communal gardens. The adjoining kitchen is fitted with a range of wall and base units, together with space for a variety of freestanding appliances. Storage is another real advantage, with two generous cupboards and a useful understairs cupboard providing additional space, including a convenient area for a washing machine.

Stairs rise again to the second floor, where two well-proportioned double bedrooms offer comfortable accommodation, with ample room for double beds and freestanding furniture. The principal bedroom is particularly generous in size and benefits from fitted hanging space within the over-stairs cupboard. Completing the internal layout is a neatly presented bathroom, featuring tiled walls and flooring, an Aqualisa shower over the bath, a heated towel rail and a further large airing cupboard.

Further benefits include modern electric radiators and a garage in a nearby block, providing valuable additional storage or secure parking. Combining a peaceful position, well-presented interiors and excellent village amenities, this attractive maisonette represents a fantastic opportunity to enjoy comfortable living in one of Southwater's popular residential locations.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

STAIRS TO:

FIRST FLOOR

LIVING/DINING ROOM 17'7" x 14'6" (5.36m x 4.42m)

KITCHEN 6'8" x 8'9" (2.03m x 2.67m)

STAIRS TO:

SECOND FLOOR LANDING

BEDROOM ONE 9'0" x 16'6" (2.74m x 5.03m)

BEDROOM TWO 11'7" x 9'2" (3.53m x 2.79m)

BATHROOM 6'5" x 8'3" (1.96m x 2.51m)

OUTSIDE

GARAGE IN A NEARBY BLOCK

COMMUNAL GROUNDS

OUTGOINGS

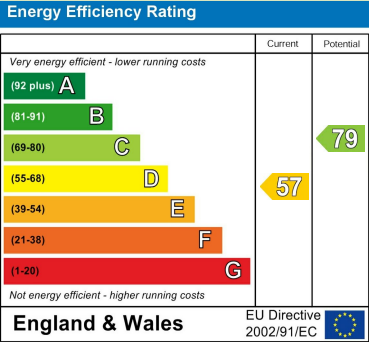
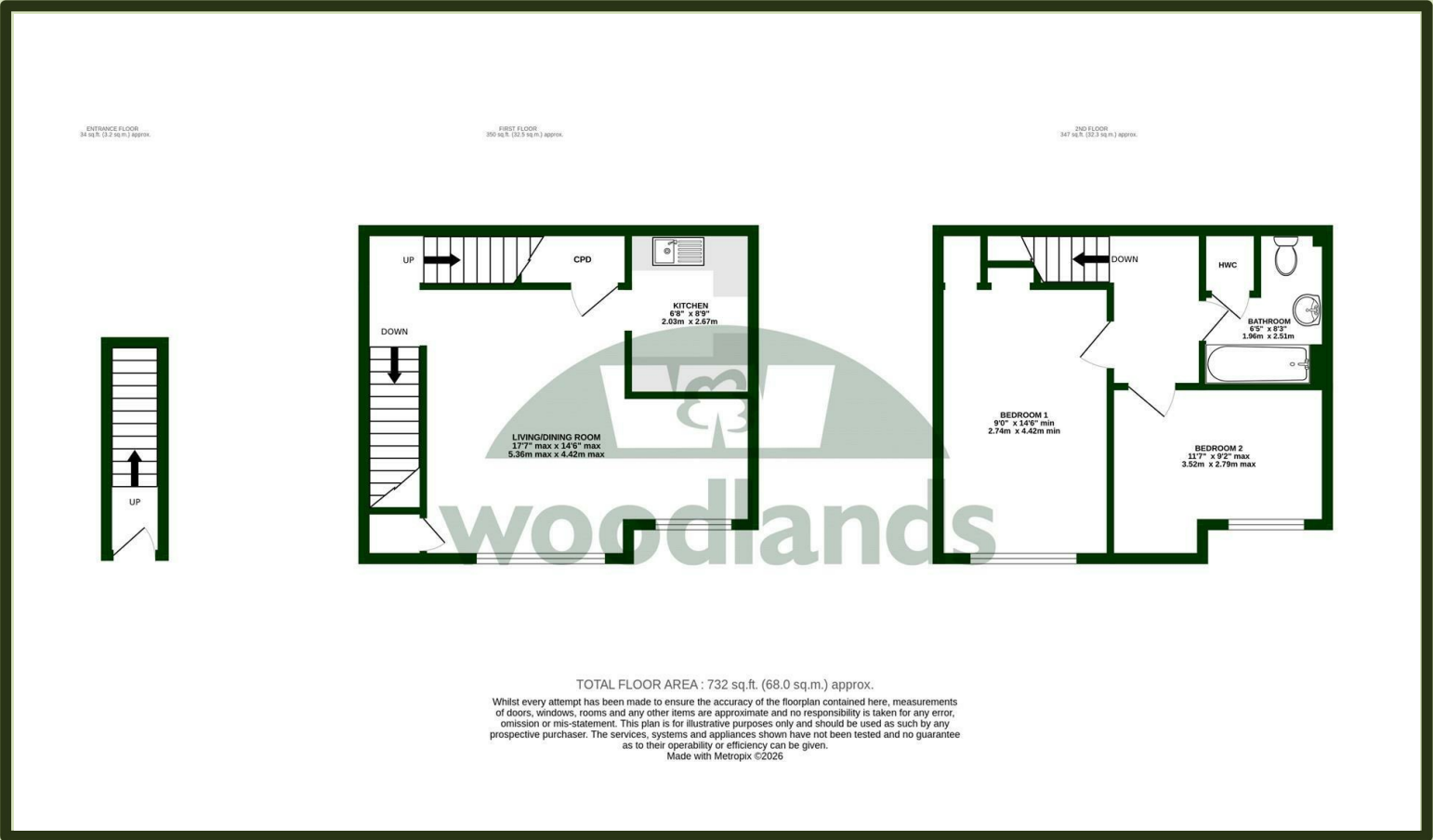
LEASE LENGTH: 88 YEARS

SERVICE CHARGE: £50 PER ANNUM (SEE NOTE)

GROUND RENT: £275 PER ANNUM



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PLEASE NOTE: There is a variable annual balancing charge, typically £250–£280 per annum, depending on expenditure.

LOCATION: Southwater is a thriving village with the benefit of excellent infant and junior schools. The village centre boasts free parking, a Co-Operative Supermarket, Post Office, Library, Doctor and Dental Surgeries. The picturesque Country Park with café, paths and lakes is also within easy reach and has access to the 'Downs Link'. There is excellent road and rail access. The nearby town of Horsham offers a main line Station with services to Gatwick and London Bridge/Victoria, or alternatively, Christ's Hospital railway station is 3 miles distant along quiet country lanes with free parking in the lane which approaches the station. There are good national road links with the A24/A264 providing access to the M23/M25 motorway network.

DIRECTIONS: From Horsham proceed in a southerly direction along the Worthing Road (B2237). At the Hopoast roundabout take the second exit and at the next roundabout take the second exit, following the signs into Southwater Village. Go straight ahead at the 2 small roundabouts and straight ahead at the traffic lights, passing The Village Surgery on your left hand side. Keep going straight, passing The Topsy Fox pub on your right. Then take the second turning on the right into College Road.

COUNCIL TAX: Band C.

EPC Rating: D.

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.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.