

ROSS MARGETTS

OFFERS OVER £350,000

CHAIN FREE · TWO BEDROOMS & STUDY

NYES LANE

SOUTHWATER · HORSHAM · RH13

CHAPTER 1 · SET BACK FROM THE LANE

Nyes Lane

SOUTHWATER · HORSHAM · WEST SUSSEX · RH13

OFFERS OVER £350,000

TERRACED HOUSE

2	1	2	628	None
BEDROOMS	BATHROOM	RECEPTIONS	INTERNAL SQ. FT	ONWARD CHAIN

Nyes Lane sits well back from the lane that gives it its name. The driveway runs between tall hedging and birch trees, so by the time you reach the front door the road already feels a step away.

Downstairs, a sitting room spans the front of the house and a kitchen/dining room runs across the back, opening to the garden. Upstairs are two bedrooms, a bathroom and a separate study, the extra room that sets this home apart from most two bedroom houses.

Freshly repainted, newly carpeted and offered chain free, it is ready for its next chapter, with village life in Southwater on the doorstep and central Horsham close by.

Well suited to first-time buyers, anyone working from home, or those downsizing who still want a garden of their own.





CHAPTER II · A HOME AT EASE

A sitting room *that spans the front*

The front door opens into an entrance hall with the stairs straight ahead. The sitting room runs across the front of the house, lit by a wide window with leaded detailing. At 14'7" x 10'5", it takes a full-size sofa and a TV wall comfortably, and a built-in cupboard keeps the everyday clutter out of sight.

Through the archway, the kitchen/dining room runs across the back, so the ground floor reads front to back, from window to garden.



Kitchen, dining *and the garden beyond*

KITCHEN / DINING ROOM · 13'10" X 7'9"

The kitchen sits at one end of the room, with a built-in oven, gas hob and space for a washing machine. A small dining table fits at the other, right by the sliding doors to the garden.

Fenced on every side, the garden feels private and self-contained, a proper outdoor room for summer evenings.

Step through and the patio is right there, with room for a small table and chairs and the kitchen a step behind you. Stepping stones cross the lawn to the shed at the bottom, where a mature tree gives the far end a green backdrop.



THE KITCHEN



FROM THE GARDEN



THE REAR GARDEN

CHAPTER IV · THE FIRST FLOOR

Two bedrooms, *and a room to spare*

The principal bedroom runs the full width of the house, with two windows and room for a double bed. The second bedroom sits at the front, next door to a separate study.

That extra room earns its keep: a home office, a nursery, a dressing room, or a place for a single bed when family visit. A bathroom completes the first floor.

2

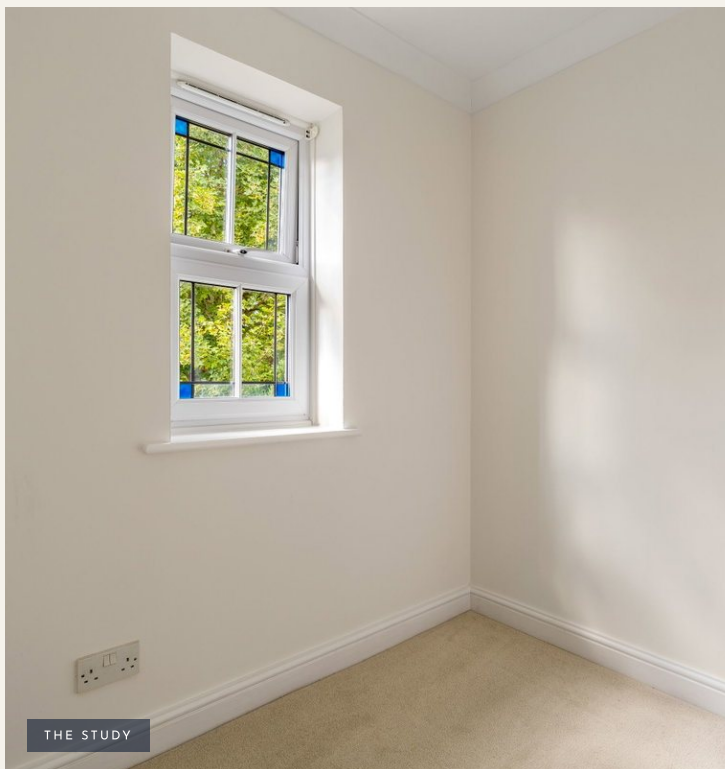
BEDROOMS
13'9" x 7'10" · 7'2" x 7'8"

1

STUDY
6'4" x 7'8"

1

BATHROOM
6'4" x 6'5"





CHAPTER V · READY FROM DAY ONE

The first jobs, *already done*

The tasks most buyers face in their first few weeks have been taken care of. Every room has been freshly repainted and new carpets laid throughout, so moving day is about unpacking rather than decorating.

The kitchen and bathroom are ready to use as they are, and they are where your own updates would add the most value, whenever you choose to take them on. With no onward chain, the timing is yours to set too.

DECORATION

Freshly Repainted Throughout

FLOORING

New Carpets Laid Throughout

CHAIN

No Onward Chain

PARKING

Private Driveway

CHAPTER VI · SOUTHWATER

Village life, *with Horsham close by*

Life in Southwater centres on Lintot Square, with its shops, cafés and The Lintot pub. It is a village with a real sense of community, with plenty to see and do right on the doorstep.

SOUTHWATER COUNTRY PARK

70 acres of former brickworks with three lakes, a lakeside café, watersports and the Dinosaur Island play area.

THE DOWNS LINK

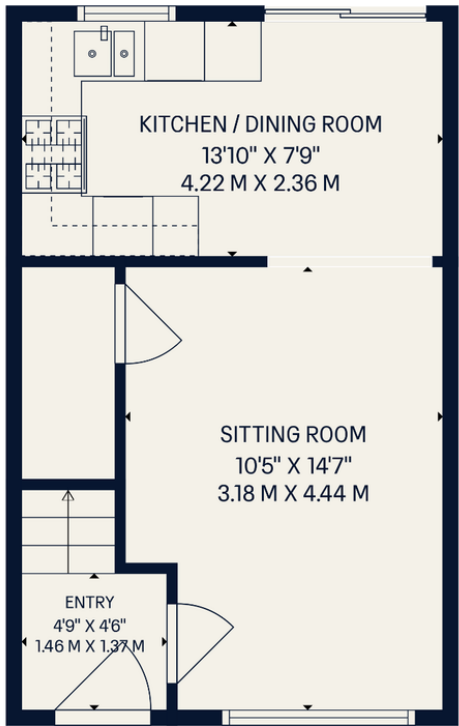
The old railway line between Guildford and Shoreham, running through the village for traffic-free walking and cycling.

SCHOOLS

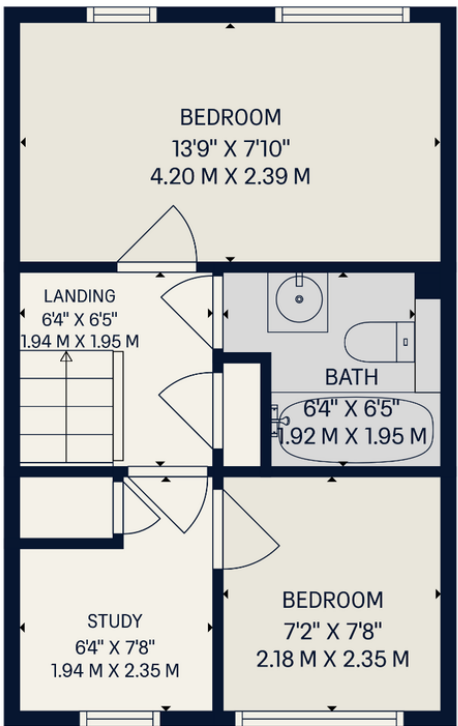
Southwater Infant Academy and Castlewood Primary serve the village, with secondary schools in Horsham.

GETTING ABOUT

The A24 connects north to Dorking and south to Worthing, with trains from Horsham and Christ's Hospital.



GROUND FLOOR



1ST FLOOR

APPROXIMATE INTERNAL AREA 628 SQ FT (58 M²) · GROUND FLOOR 314 SQ FT · FIRST FLOOR 314 SQ FT
FOR ILLUSTRATION ONLY. MEASUREMENTS ARE APPROXIMATE AND NOT TO SCALE.

CHAPTER VII · PLAN & PARTICULARS

The *particulars*

ADDRESS	Nyes Lane, Southwater, Horsham RH13
GUIDE PRICE	Offers Over £350,000
PROPERTY TYPE	Terraced House
TENURE	Freehold
COUNCIL TAX	Band D
EPC RATING	C (74), Potential B (90)
INTERNAL AREA	628 sq ft (58 m ²)
SITTING ROOM	14'7" x 10'5" · 4.44 x 3.18 m
KITCHEN / DINING	13'10" x 7'9" · 4.22 x 2.36 m
PRINCIPAL BEDROOM	13'9" x 7'10" · 4.20 x 2.39 m
SECOND BEDROOM	7'8" x 7'2" · 2.35 x 2.18 m
STUDY	7'8" x 6'4" · 2.35 x 1.94 m
BATHROOM	6'5" x 6'4" · 1.95 x 1.92 m
OUTSIDE	Enclosed Rear Garden, Patio & Shed
PARKING	Private Driveway
CHAIN	No Onward Chain
REFERENCE	RM1298

Everything you *need to know*

PART A

Material to All Transactions

PRICE	Offers Over £350,000
COUNCIL TAX BAND	Band D
TENURE	Freehold
EPC RATING	C (74), Potential B (90)

PART B

Where Applicable

LEASE LENGTH	Not Applicable
GROUND RENT	Not Applicable
SERVICE CHARGE	Not Applicable
SHARED OWNERSHIP	Not Applicable

PART C

Additional Material Facts

PROPERTY TYPE	Terraced House
CONSTRUCTION	Standard
HEATING	Gas
ELECTRICITY	Mains
WATER & DRAINAGE	Mains
BROADBAND & MOBILE	See Ofcom Checker
PARKING	Private Driveway
CHAIN	No Onward Chain

These particulars are provided in line with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs), the Digital Markets, Competition and Consumers Act 2024 and National Trading Standards guidance on material information. They are for guidance only and do not form part of any offer or contract. Measurements are approximate, and services, fittings and appliances have not been tested. Buyers should verify all details through their own solicitor and surveyor before committing to a purchase. Broadband and mobile coverage can be checked using Ofcom's online checker.



YOUR PERSONAL ESTATE AGENT

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Brokered by eXp UK

— ARRANGE A VIEWING OF

Nyes Lane

SOUTHWATER · HORSHAM · RH13

A chain free home set back from the lane, with a room to spare upstairs and a private garden behind. Best understood in person.

2

BEDROOMS

1

STUDY

1

BATHROOM

628

SQ. FT.