



Camelot Close, Southwater, RH13

- Guide Price £330,000 - £340,000

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Set within a quiet cul-de-sac in Southwater, this two-bedroom home feels immediately manageable. The kind of place that works whether you are stepping onto the ladder, looking for something more straightforward, or wanting a home that fits around a busy lifestyle rather than the other way round.

The sitting room sits at the front, with plenty of natural light and a layout that is easy to furnish and live in. It is a space that feels comfortable from day one, whether that is quiet evenings in or having friends over.

To the rear, the kitchen and dining area connects everything together. Practical, sociable and well positioned, with a natural flow through to the conservatory beyond.

The conservatory is where this home gives you something extra. A flexible space that can adapt to how you live. For some, it becomes a dining space, for others a work-from-home setup or somewhere to unwind at the end of the day. It also opens directly onto the garden, bringing the outside in and making the ground floor feel more open and connected.

Upstairs, there are two well-balanced bedrooms. The main bedroom offers more space than expected, while the second bedroom gives you options. A guest room, home office or dressing room depending on what matters most. The bathroom has been updated with a clean, modern feel, so there is nothing immediate to worry about.





Outside, the garden has been designed to be enjoyed without becoming a project. Private, enclosed and easy to maintain. Ideal if you want outside space without the time commitment. Parking is taken care of with an allocated space.

For first-time buyers, this is a home you can move straight into and grow into over time. For young professionals, it offers a low-maintenance base with flexible space to work from home. For downsizers, it provides simplicity without feeling like a compromise.

And the setting ties it all together. Southwater Country Park, local shops and everyday amenities are all close by, making day-to-day life easy without needing to rely on the car.



CAMELOT CLOSE

Horsham RH13 9XP



1ST FLOOR



GROUND FLOOR

Total - 753 Sq.Ft 70m2

Ground Floor - 409Sq.Ft 38m2

First Floor - 344Sq.Ft 32m2

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