



# 8 Turnpike House

Fairbank Road, Southwater, West Sussex, RH13 9LD

Offers Over £185,000 Leasehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 8 Turnpike House, Fairbank Road, Southwater, West Sussex, RH13 9LD

Courtney Green are delighted to offer for sale this well presented, one bedroom, top floor apartment, located in a highly convenient position in Southwater village centre. This modern apartment is located to the rear of Lintott square, where there are a number of local amenities, including a local supermarket, library, bank, pharmacy and food outlets. Southwater itself has a vibrant village community with the picturesque Country Park providing water sports facilities, and there is a recently finished sports centre that has an all-weather football pitch, a cricket pitch and tennis courts. There are wonderful woodland walks along the Downs Link with routes stretching as far afield as Guildford and the south coast. Equally accessible is the larger market town of Horsham with a wider variety of shops and leisure activities. There are main line railway connections at Christ's Hospital and Horsham both 2½ miles distant. There is also excellent road access via the A24 to the surrounding area and motorway network. **CHAIN FREE.**

The accommodation comprises:

**Communal Front Door** to Entrance Lobby, with stairs rising to the top floor.

## Entrance Hall

With wood effect flooring, low level LED lighting, store cupboard with fuseboard and shelving, electric heater, large double storage cupboard and airing/storage cupboard housing hot water tank.

## Open Plan Kitchen/Living Room

A bright open plan living space with rear aspect dormer bay window with fitted plantation shutters, low level LED lighting, media and telephone points, electric heater and wood effect flooring. The kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops over, stainless steel sink and drainer with mixer tap, integrated oven with four burner hob and extractor over, integrated fridge/freezer, space and plumbing for washing machine.

## Bedroom

A generously sized double bedroom with rear aspect dormer bay window with fitted plantation shutters, low level LED lighting, shelving with clothes hanging rail, electric heater, wood effect flooring, media and telephone points.

## Bathroom

A modern bathroom suite comprising an enclosed panel bath with glass shower screen and shower over, low level w.c, wall hung wash hand basin with mixer tap, heated towel radiator, inset mirror, downlighting and extractor fan.

## Outside

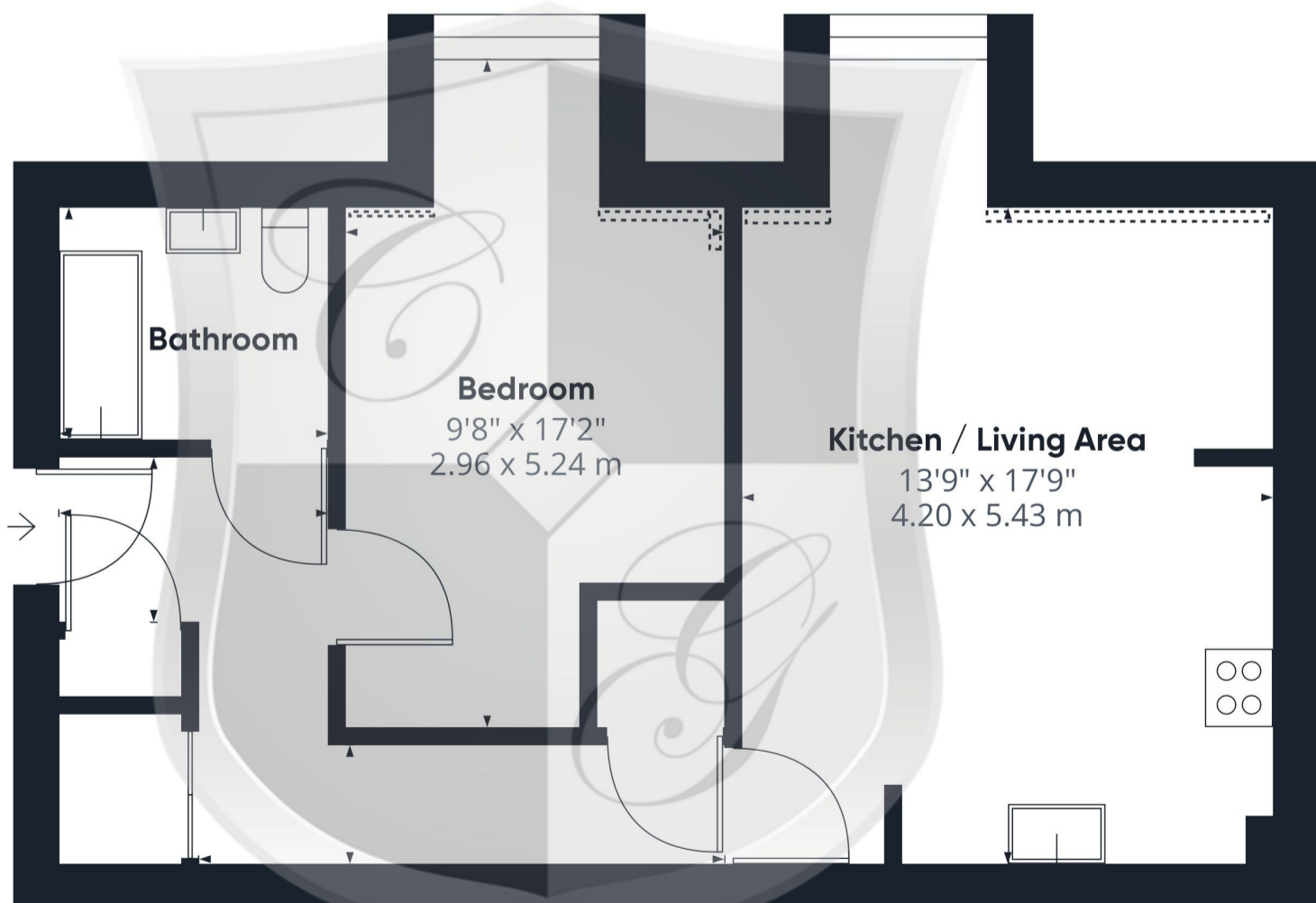
To the rear of the property is a parking area, where there is one allocated parking space with the property. There is also a bin store for the use of the residents.

## Additional Information

Lease Length	- 105 years remaining
Service Charge	- £330.67 paid quarterly in advance (for the period 01/04/2025 - 31/03/2026)
Ground Rent	- Peppercorn
Managing Agent	- SHW
Council Tax Band	- B

Ref: 24/5607/09/05

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



### Approximate total area<sup>(1)</sup>

558.21 ft<sup>2</sup>  
51.86 m<sup>2</sup>

### Reduced headroom

4.69 ft<sup>2</sup>  
0.44 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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