

55 Rascals Close, Southwater

Guide Price **£600,000**

Henry Adams
estate agents

55 Rascals Close

Southwater, Horsham

This well presented five-bedroom link-detached family home is arranged over three spacious floors and enjoys an enviable position within the popular village of Southwater. Offering generous and versatile accommodation throughout, the property is ideally suited to the needs of a growing family, with well-proportioned living spaces and excellent flexibility for modern family life.

The welcoming entrance hall leads to a **spacious living room positioned at the front of the property**, providing a comfortable and inviting space for relaxing with family or entertaining guests. To the rear, the generous kitchen and dining room is fitted with a range of modern units and provides an excellent setting for both everyday family life and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. A convenient ground-floor WC completes this level.

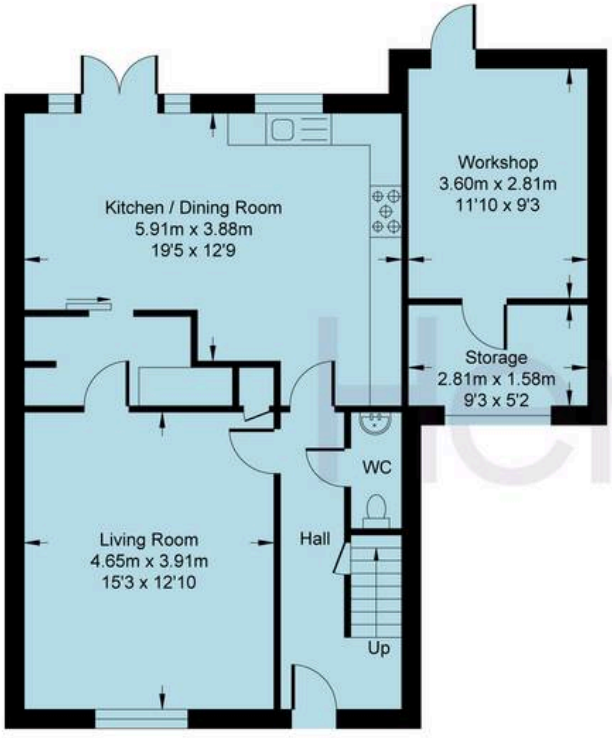
On the first floor, the principal bedroom provides a comfortable private retreat, benefiting from fitted wardrobes and a stylish en-suite bathroom. There are also two further well-proportioned bedrooms and a family bathroom. The second floor provides two additional bedrooms and a further shower room, offering excellent flexibility for children, guests, or those working from home.



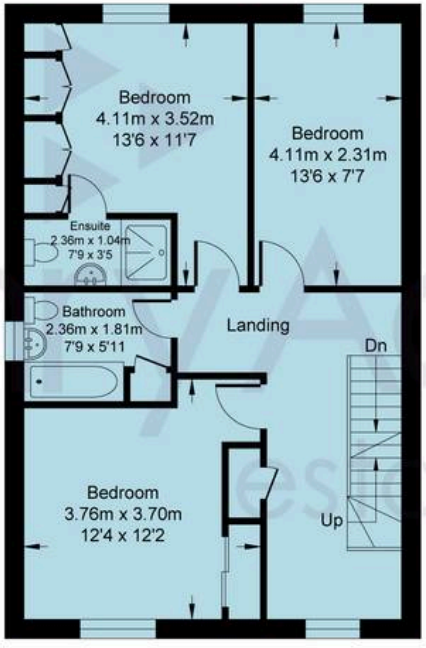




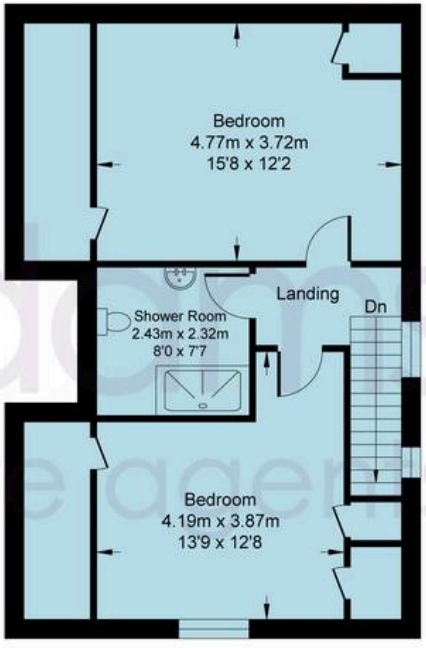




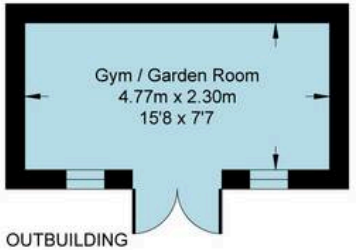
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

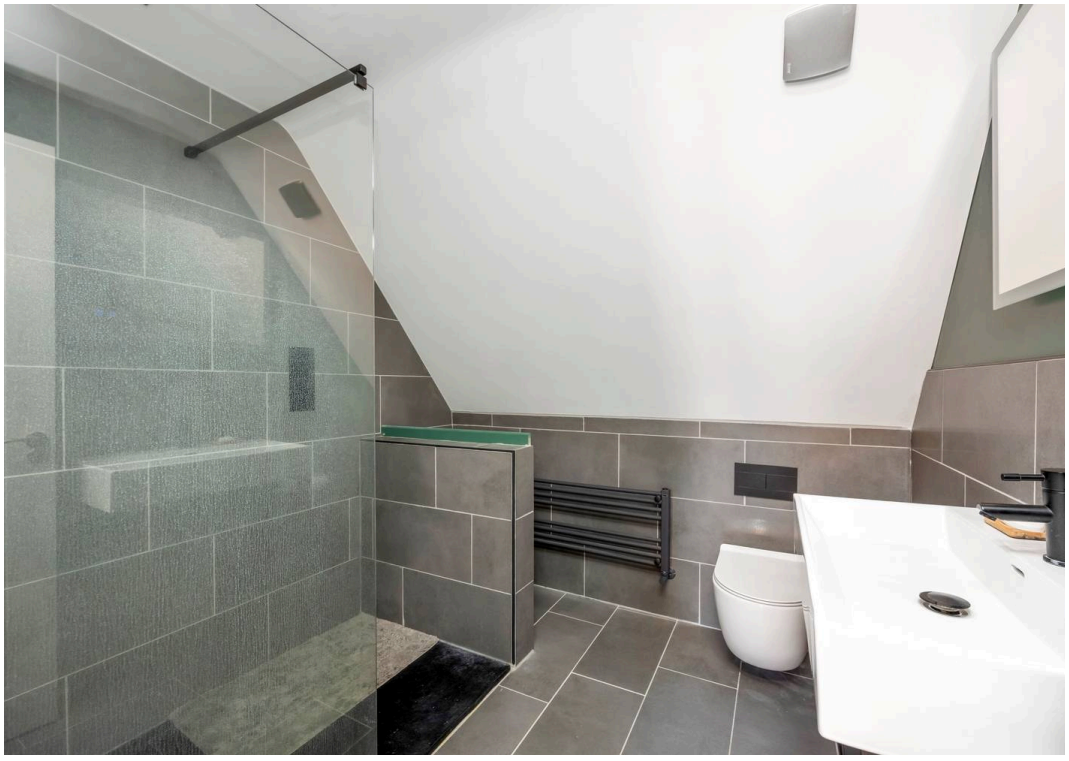


OUTBUILDING

Rascals Close

Approximate Internal Area = 1694.13 sq ft / 157.39 sq m
Workshop / Storage Area = 159.73 sq ft / 14.84 sq m
Outbuilding Area = 118.08 sq ft / 10.97 sq m
Total Area = 1971.94 sq ft / 183.20 sq m
For identification only - not to scale









Outside, the attractive and private rear garden is a particular feature of the property. Mainly laid to lawn with mature borders, it provides a secure and enjoyable space for children to play, as well as an ideal setting for alfresco dining and entertaining during the warmer months.

A versatile garden room is currently arranged as a gym but could readily be adapted to suit a variety of requirements, including a home office, hobby room, studio or additional entertaining space. To the front, a private driveway provides parking for vehicles, while the converted garage offers valuable additional storage or workshop space, ideal for those with hobbies, equipment or practical storage needs.

The property is conveniently positioned for access to a range of local schools, shops and everyday amenities. Regular bus services provide connections to the town centre and Horsham railway station, making the location particularly convenient for commuters.

The village of Southwater has much to offer, including Lintot Square with a variety of local businesses including a Co-op, hairdressers, restaurant and café. Southwater also boasts a number of public houses and a large doctors' surgery. Regular bus services run to Horsham town centre (approx 4-5 miles) with its great transport links to London and the South Coast plus excellent educational facilities. Additionally, there are two very good junior schools in Southwater, Castlewood and the Southwater Academy. There is also Southwater Country Park, featuring a lake, dinosaur theme play park and café as well as access to Downs link providing routes to Guilford and Shoreham.

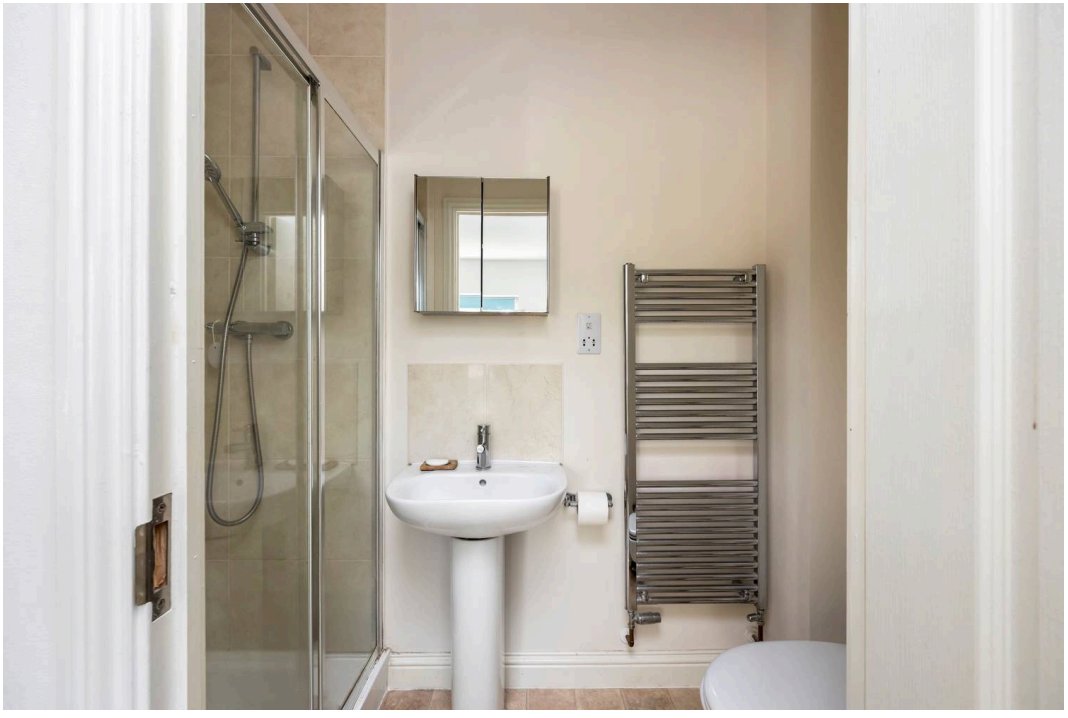
Council Tax band: F - Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B









Henry Adams - Horsham

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