



Price
£825,000

Freehold

4x  2x  2x 

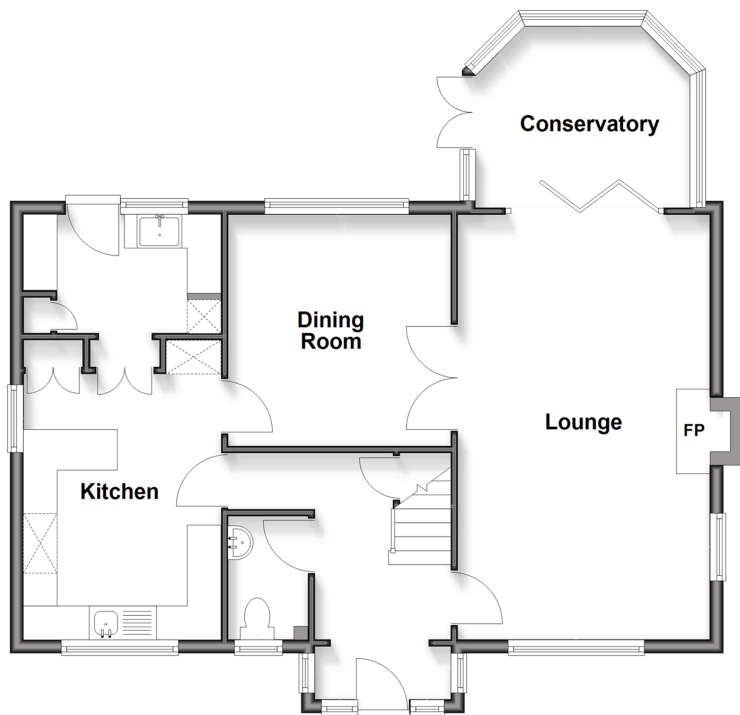
**Larkspur Way,
Southwater, Horsham,
West Sussex, RH13**

OVER 60?

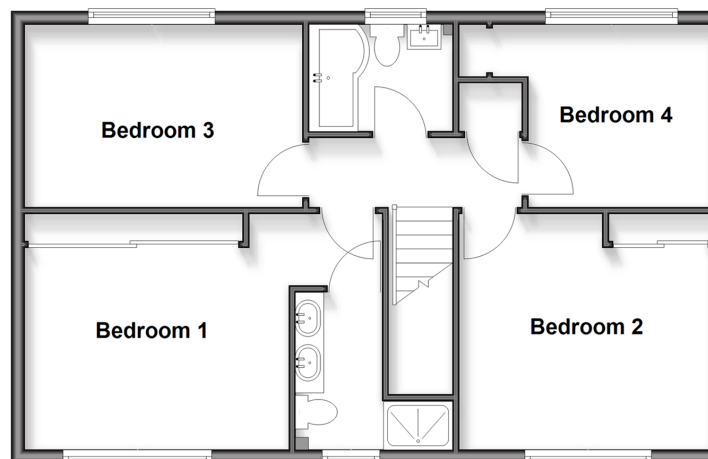
Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards

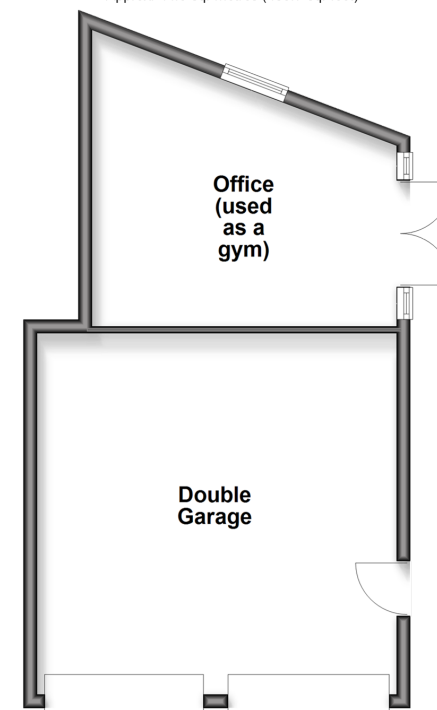
Ground Floor
Approx. 74.1 sq. metres (798.1 sq. feet)



First Floor
Approx. 64.1 sq. metres (689.5 sq. feet)



Outbuilding
Approx. 44.9 sq. metres (483.7 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Cloakroom
Lounge: 20'8 x 12'4 (6.30m x 3.76m)
Conservatory: 10'10 x 8'11 (3.30m x 2.72m)
Kitchen: 13'4 x 9'6 (4.07m x 2.90m)
Utility: 9'6 x 6'4 (2.90m x 1.93m)
Dining Room: 11'3 x 10'11 (3.43m x 3.33m)

FIRST FLOOR

Landing
Bathroom
Bedroom 1: 13'1 x 11'9 (3.99m x 3.58m)
En-suite
Bedroom 2: 12'6 x 11'8 (3.81m x 3.56m)
Bedroom 3: 13'2 x 8'9 (4.02m x 2.67m)
Bedroom 4: 9'2 x 9'0 (2.80m x 2.75m)

OUTBUILDING

Double Garage
Office used as Gym: 14'9 x 9'2 (4.50m x 2.80m)

OUTSIDE

Front Garden
Rear Garden
Driveway



Main features

- Finished to an incredibly high standard
- Detached double garage with additional fully insulated gym
- Fantastic sized bedrooms with en-suite to bedroom 1
- Newly fitted kitchen and utility with built in Miele appliances
- Located in a sought after location in a secluded plot with generous garden



Nearest Schools

Primary Schools: Southwater Junior Academy 0.8 miles, Castlewood Primary 1.1 miles, Greenway School 2.5 miles

Secondary Schools: Tanbridge House School 3.8 miles, Christ's Hospital 4.0 miles, Farlington School 4.0 miles



Transport Information

Train Stations: Horsham 3.4 miles, Christs Hospital 3.6 miles, Billingshurst 4.7 miles



Address

Larkspur Way, Southwater, Horsham, West Sussex, RH13



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Southwater Branch 01403 731901 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



21909566/20251107/CR/DA