









16 York Close
Southwater, Horsham, West Sussex, RH13 9XJ

Guide Price £650,000 Freehold

COURTNEY GREEN

Est. 1988

Estate Agent • Letting Agent • Managing Agent

16 York Close, Southwater, Horsham, West Sussex, RH13 9XJ

A very well presented four bedroom detached family residence situated in an established residential close in the heart of the village of Southwater. Cleverly extended by the current owners, the property offers spacious and flexible living space ideal for a growing family. The accommodation is on two levels and comprises, on the first floor, a principal bedroom with fitted wardrobes and an ensuite shower, three further double bedrooms and a large family bath/shower room. On the ground floor, a spacious entrance hall opens to a well proportioned sitting room which overlooks the private rear garden, a separate dining room, downstairs cloakroom and a comprehensively modern fitted Shaker-style kitchen in a two-tone finish and having breakfast seating area to the rear. At the front of the property there is a grass area with shrubs and a driveway providing off-road parking leading to a detached single garage. The rear garden is of a good overall size and laid primarily to lawn with a full-width paved patio and tall Laurel hedge borders. Mature woodland to the rear provides a pleasant backdrop and the gardens enjoys a good degree of privacy and seclusion.

Front door with leaded side light and covered porch leading to **Entrance Hall** Radiator, Amtico Oak effect flooring, under stairs recess and cupboard.

Cloakroom Double glazed front aspect. Low level WC, vanity wash hand basin with splashback and cupboard under, radiator, Amtico Oak effect flooring.

Dining Room Double gazed front aspect, radiator.

Sitting Room Double glazed rear aspect and double glazed French doors to the rear garden. Mock chimney breast with fireplace recess housing a gas cast iron log effect burner with slate hearth, three radiators, downlighting, display recess with wall light.

Kitchen/Breakfast Room Double aspect to the side and rear. With a comprehensive range of two tone Shaker-style base and wall mounted cupboards and drawers in navy and grey with complementing quartz worktop surfaces with an inset stainless steel sink and routed drainer, brushed monobloc tap, metro style tiled splashback, Bosch stainless steel gas hob with stainless steel filter over, eye level double oven, Bosch integrated dishwasher, space and plumbing for American style fridge freezer, concealed Worcester gas fired boiler, radiator, Amtico Oak effect flooring. **Breakfast/Utility** area with full width quartz worktop surfaces incorporating inset butler sink with brushed metal monobloc tap, routed drainer, space and plumbing for washing machine and tumble dryer, skylight, door to the rear garden, designer radiator.

From the entrance hall, the staircase rises to the **First Floor Landing** with radiator and loft hatch.

Bedroom One Leaded double glazed front aspect. Radiator, full width wardrobe cupboards with sliding doors hanging rails and shelves. Door to

Ensuite Shower Frosted double glazed side aspect. Quadrant shower cubicle with sliding screen, chrome thermostatic shower control with hand shower and overhead drencher unit, low level WC, vanity wash hand basin with chrome mixer tap, drawers under, chrome towel warmer, illuminated mirror, fully tiled walls and flooring.

Bedroom Two Leaded double glazed front aspect. Radiator, TV aerial lead.

Bedroom Three Double glazed rear aspect. Radiator, double width wardrobe cupboard, level wood flooring.

Bedroom Four Double glazed rear aspect. Radiator double, width wardrobe cupboard.

Family Bathroom Frosted double glades rear aspect. Fitted with the white suite comprising to panel bath with chrome tap and shower attachment pedals to wash and basin low-level WC quadrant shower cubicle with chrome and thermostatic shower control hand shower and overhead drench unit chrome and towel warmer, fully tiled walls and flooring airing cupboard housing hot water tank and shelving. Ceramic tile flooring with underfloor heating.

OUTSIDE

To the front of the property is an area of lawn with attractive shrub beds, tarmacadam driveway to the side provides off-road parking and leads to **Detached Single Garage** With up and over door, power light, and side personal door. An attractive good sized rear garden has a pleasant backdrop overlooking an area of Woodland and not being overlooked, enjoys a good deal of privacy. Featuring a full width paved patio with brick edge adjoining a wide expense of lawn with paved steps leading to concealed aluminium shed with maturing trees and shrubs and tall Laurel hedging to the rear. To the side of the garage is a semi concealed storage area with aluminium shed.

Council Tax Band - E

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.

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.



Approximate total area(1)

1469 ft²

136.5 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360













