



**Price**  
**£460,000**

**Freehold**

3x  1x  1x 

**Winnet Way,  
Southwater, Nr  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Garage and large driveway for 4 cars
- Fantastic location within walking distance to schools and transport links
- Offered with no onward chain
- Useful downstairs cloakroom
- Sunny garden with summer house
- 3 great size double bedrooms

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 15'8 x 12'5 (4.78m x 3.79m)

Dining Area: 9'9 x 7'7 (2.97m x 2.31m)

Kitchen: 9'5 x 7'5 (2.87m x 2.26m)

### FIRST FLOOR

Landing

Bathroom: 7'7 x 6'2 (2.31m x 1.88m)

Bedroom 1: 10'6 x 9'1 (3.20m x 2.77m)

Bathroom 2: 9'5 x 8'6 (2.87m x 2.59m)

Bedroom 3: 10'9 x 6'10 (3.28m x 2.08m)

### OUTSIDE

Front Garden

Garage

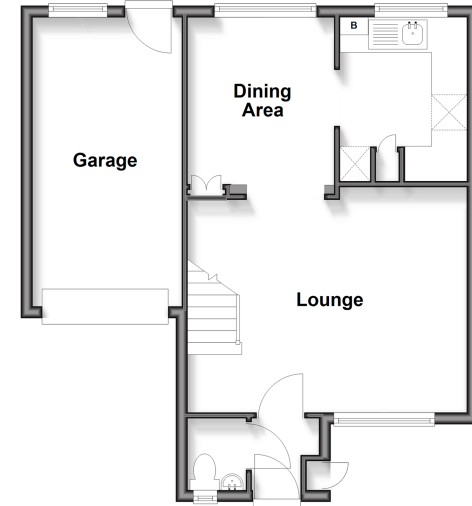
Driveway

Rear Garden

Summer House: 10'0 x 10'0 (3.05m x 3.05m)

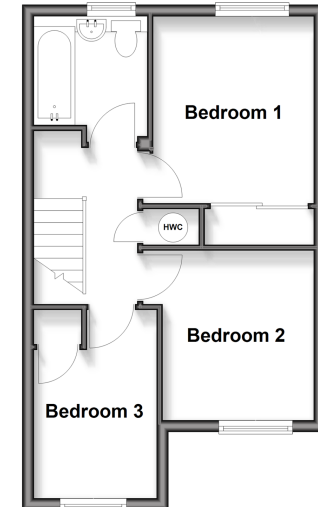
### Ground Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



### First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Call Southwater - 01403 731901 ■ [cubittandwest.co.uk](http://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.



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