



Connells

Mapledown Close  
Southwater Horsham



### Property Description

Discover this well presented 2-bedroom mid terrace home, perfectly positioned in a peaceful cul-de-sac and ideal for first-time buyers, downsizers or investors. With a thoughtfully designed layout and a lovely natural backdrop, this property offers comfortable living in a desirable, convenient location.

The lounge is bright and welcoming and ideal for relaxing or entertaining. The kitchen open to the conservatory creating a superb kitchen dining room with plenty of light and space.

Outside the private rear garden backing directly onto woodlands, providing scenic views and a sense of tranquillity.

There is parking for two cars, offering convenience for homeowners and guest.

This home is within walking distance to local shops, ensuring all daily essentials are easily accessible. Also being close to the country park which is perfect for walking, cycling and outdoor activities.

This delightful home combines comfort, practicality and a desirable location. With woodland views, open plan living and the convenient parking, it represents an excellent opportunity in a sort after setting.

### Southwater

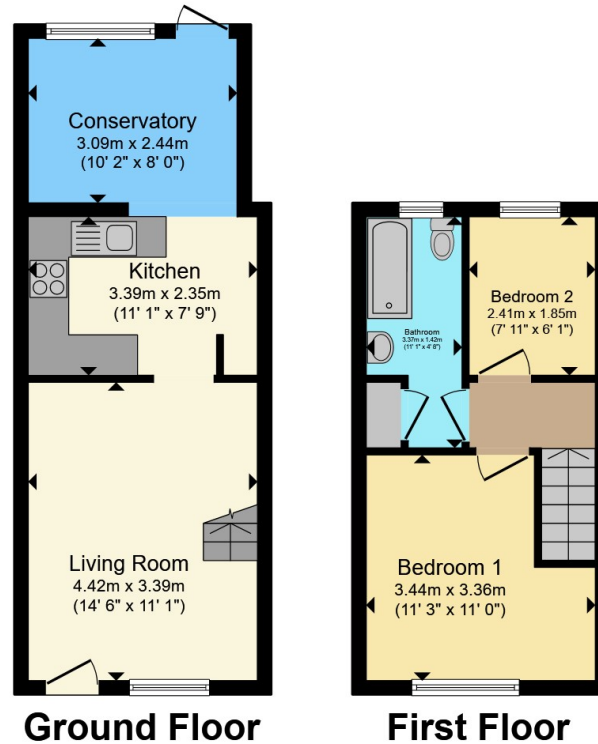
Southwater is a large village situated in the Horsham District of West Sussex. This is a very popular area for families as it has an Ofsted Outstanding primary school, extensive countryside with the larger town of Horsham just a short drive away. In the centre of the village there are a cluster of shops, pub, restaurants, doctor's surgery and library. Southwater also provides excellent commuter links with quick road access to the A24, M23 and A281, serving Brighton, Worthing, Crawley, Gatwick and Guildford. Buses run every 15 minutes to Horsham train station and Gatwick.

The fabulous Country Park set in a 70-acre site with three lakes and numerous access paths located close to the centre of the village. The Park contains a visitor centre, a café, skate park, children's adventure playground, water sports centre with facilities for sailing and canoeing. There is also direct access to the Downs Link footpath/cycleway, providing the perfect opportunity to enjoy the country surroundings.









Total floor area 54.7 m<sup>2</sup> (589 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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