



Guide Price
£355,000

Freehold

2x  1x  1x 

**Church Lane,
Southwater, Horsham,
West Sussex, RH13**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Beautifully presented and maintained house with driveway
- No onward chain
- New roof and gutters in 2018
- Large rear garden with outbuilding, lighting and power
- Fantastic location within walking distance to shops and schools

Accommodation

GROUND FLOOR

Lounge: 18'10 x 18'8 (5.74m x 5.69m)

Kitchen: 18'5 x 7'2 (5.62m x 2.19m)

Utility Room: 6'2 x 5'3 (1.88m x 1.60m)

FIRST FLOOR

Landing

Bathroom: 6'2 x 5'5 (1.88m x 1.65m)

Bedroom 1: 13'4 up to fitted wardrobes x 9'9 (4.07m x 2.97m)

Bedroom 2: 12'5 x 8'8 (3.79m x 2.64m)

OUTSIDE

Front Garden

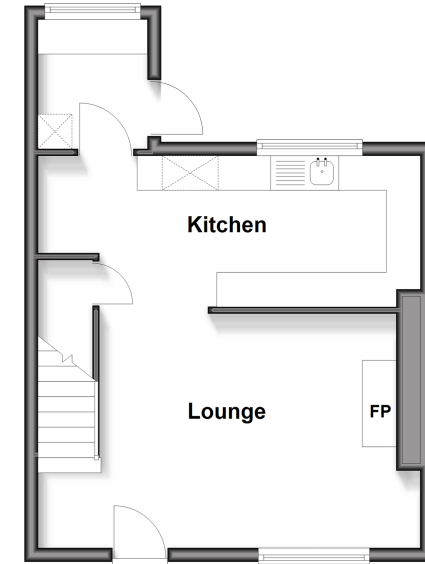
Driveway

Rear Garden

Outbuilding: 11'10 x 7'11 (3.61m x 2.41m)

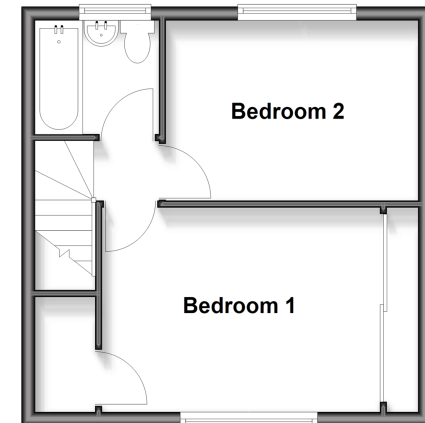
Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Call Southwater - 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 59% less, by purchasing a Lifetime Lease



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