



Bakers Close, Southwater

In Excess of £400,000

Bakers Close

Southwater, Horsham

Situated in a highly sought-after cul-de-sac, this well-presented three-bedroom end-of-terrace family home offers an ideal combination of convenience and privacy. Just minutes from local amenities, shops, transport links, and Southwater Country Park, the location is perfect for modern family living. Occupying a desirable corner plot, the property benefits from generous off-road parking to the front, accommodating multiple vehicles.

Internally, the home features a versatile ground floor layout, including an additional room and wet room created from the former garage—ideal for guests, a home office, or multi-generational living.

Tucked away yet superbly connected, this property is perfectly positioned and must be viewed to be fully appreciated.

Council Tax band: E

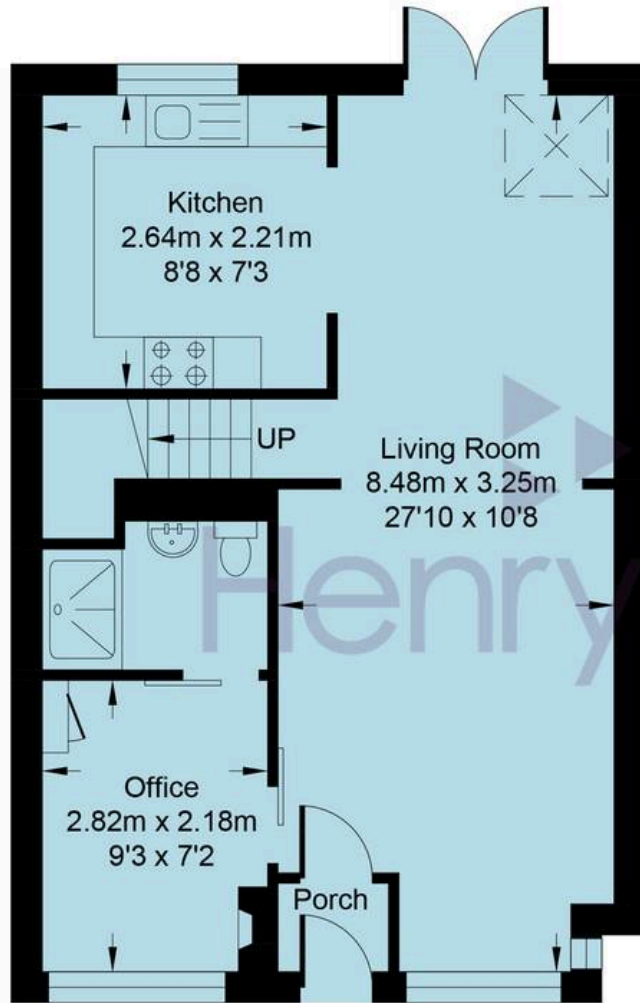
Tenure: Freehold

EPC Energy Efficiency Rating: C

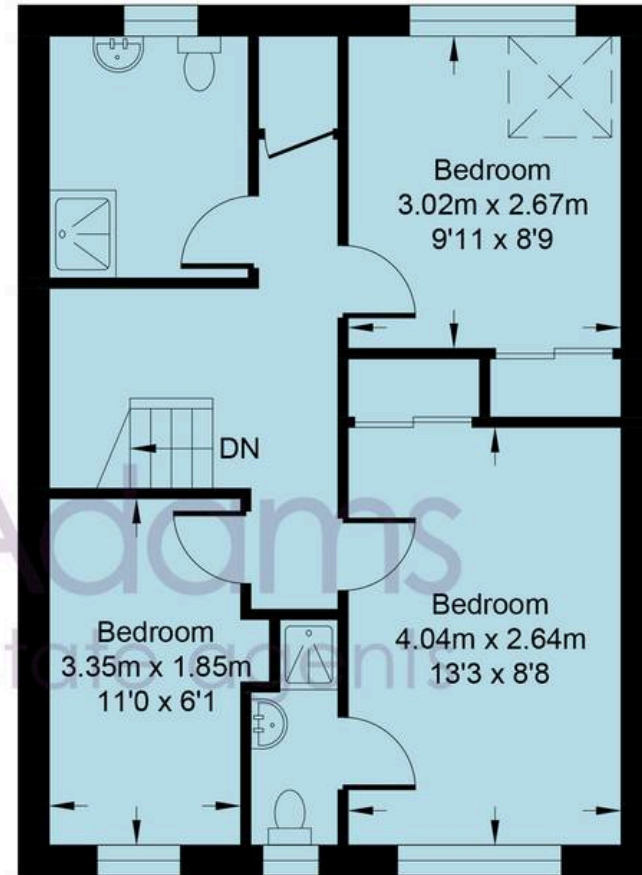
EPC Environmental Impact Rating: C







GROUND FLOOR



FIRST FLOOR

Southwater

Approximate Area = 968 sq ft / 89.9 sq m

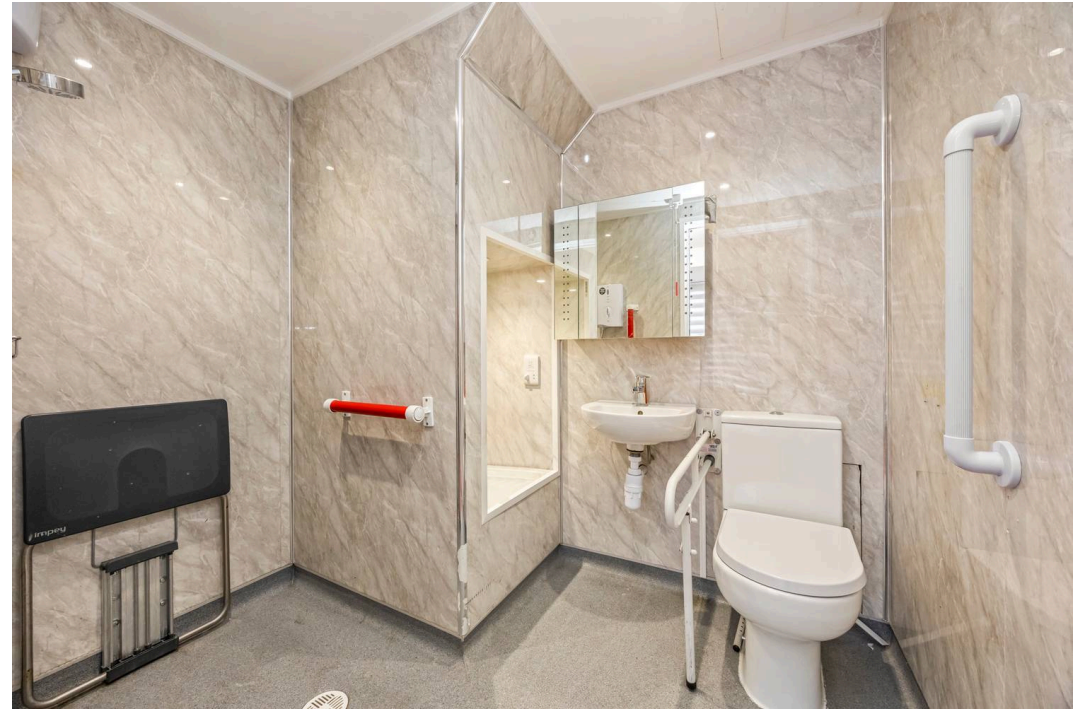
Total = 968 sq ft / 89.9 sq m

For identification only - not to scale



The village of Southwater has much to offer, including Lintot Square with a variety of local businesses including a Co-op, hairdressers, restaurant and café. Southwater also boasts a number of public houses and a large doctors' surgery. Regular bus services run to Horsham town centre with its great transport links to London and the South Coast plus excellent educational facilities. Additionally, there are two very good junior schools in Southwater, Castlewood and the Southwater Academy. There is also Southwater Country Park, featuring a lake, dinosaur theme play park and café as well as access to Downs link providing routes to Guilford and Shoreham.







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.