



Connells

Rascals Close
Southwater Horsham

Rascals Close Southwater Horsham RH13 9GB

for sale offers in excess of
£650,000



Property Description

This impressive, detached home offers generous, flexible living space arranged over three floors - ideal for growing families, multi-generational living, or anyone needing room to work and relax in comfort.

The ground floor welcomes you with a bright lounge positioned to the front of the property, creating a cosy retreat for quieter evenings. To the rear, a spacious kitchen diner forms the heart of the home - perfect for entertaining, family meals, and everyday living, with easy access to the garden.

The first-floor hosts three bedrooms, including a main bedroom complete with its own en-suite shower room. A modern family bathroom serves the remaining rooms, providing practicality and style.

The second floor adds exceptional versatility, offering two further bedrooms alongside additional shower room - ideal for guest accommodation, home working or hobby spaces.

Outside, the private rear garden provides a peaceful setting for relaxing and social gatherings. A dedicated garden office / gym offers an excellent work from home or fitness solution, while the converted garage workshop, with loft storage adds valuable functional space.

To the front off road parking comfortably accommodates up to three vehicles, enhancing everyday convenience. The property also benefits from an EV charging point and solar panels.

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, childrens 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.

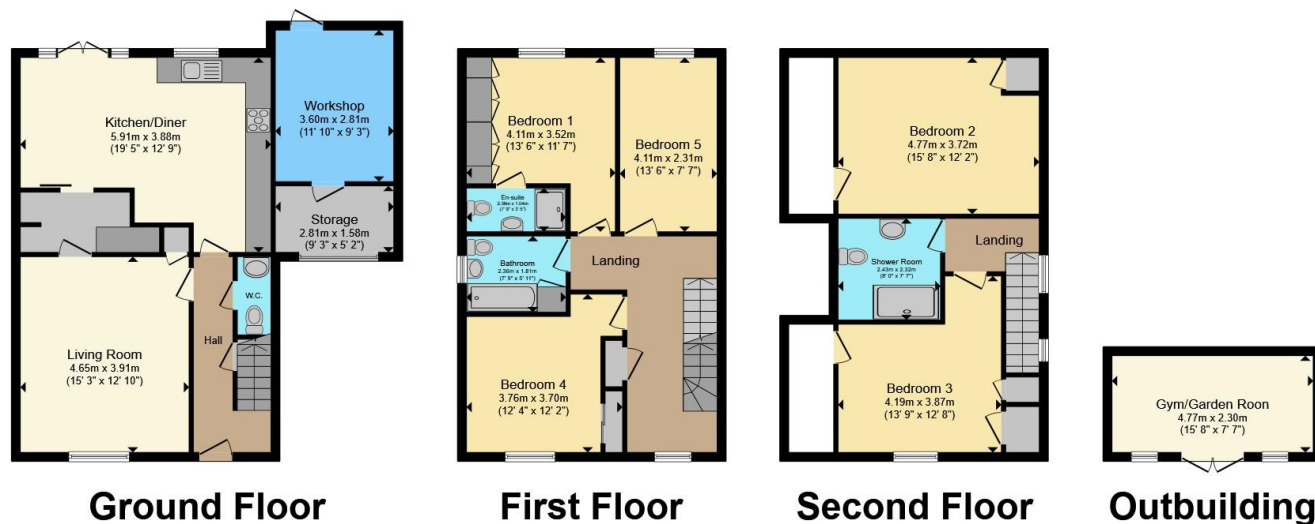
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 183.2 m² (1,971 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

Connells

To view this property please contact Connells on

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EPC Rating: A Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/HSH407492



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Property Ref: HSH407492 - 0005