



**Guide Price**  
**£435,000**

**Freehold**

4x  2x  2x 

**Anvil Close, Southwater,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Extended end of terrace 4 bedroom family home
- Driveway and single garage
- Central village location minutes from Lintot Square
- Cul-de-sac location
- No onward chain

## Accommodation

### GROUND FLOOR

- Lobby
- Cloakroom
- Hallway
- Lounge: 22'4 x 10'2 (6.81m x 3.10m)
- Kitchen: 12'2 x 9'10 (3.71m x 3.00m)
- Dining Room: 12'1 x 7'7 (3.69m x 2.31m)
- Family Room: 15'9 x 12'10 (4.80m x 3.91m)

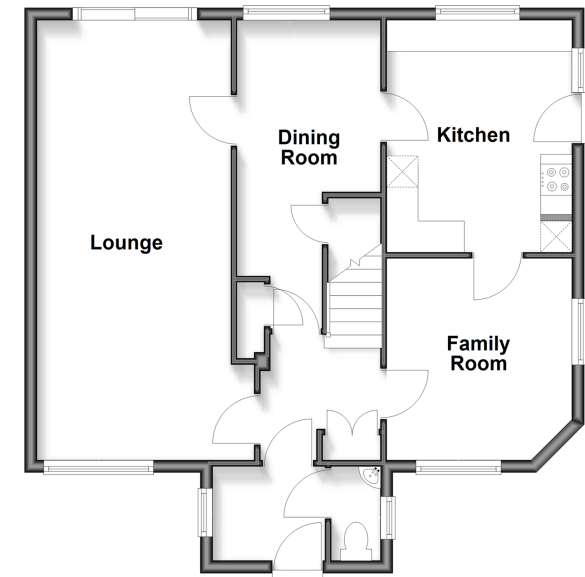
### FIRST FLOOR

- Bedroom 1: 18'1 x 9'10 (5.52m x 3.00m)
- En-suite Bathroom
- Bedroom 2: 13'0 x 9'2 (3.97m x 2.80m)
- Bedroom 3: 9'10 x 9'2 (3.00m x 2.80m)
- Bedroom 4: 8'2 x 7'6 (2.49m x 2.29m)
- Family Shower Room

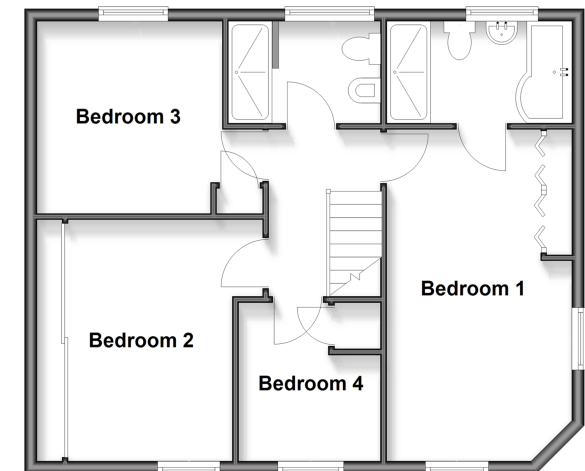
### OUTSIDE

- Rear Garden
- Driveway for several cars
- Garage En Bloc

**Ground Floor**  
Approx. 64.6 sq. metres (695.6 sq. feet)



**First Floor**  
Approx. 60.3 sq. metres (648.9 sq. feet)



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

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



21909181/20260408/CR/NJ