



**Price**  
**£450,000**

**Freehold**

3x  2x  2x 

**Oak Road, Southwater,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Fantastic extended family home
- Sunny aspect garden
- Newly fitted bathroom and downstairs shower room
- Additional study or bedroom 4 downstairs
- Off road parking for 3 cars

## Accommodation

### GROUND FLOOR

Hallway

Kitchen/Dining Area/Lounge: 20'3 x 13'10  
(6.18m x 4.22m) narrowing to 10'5 x 8'10  
(3.18m x 2.69m)

Shower Room

Study: 12'7 x 6'3 (3.84m x 1.91m)

Snug: 10'5 x 10'0 (3.18m x 3.05m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 12'11 x 9'5 (3.94m x 2.87m)

Bedroom 2: 10'5 x 9'9 (3.18m x 2.97m)

Bedroom 3: 8'8 x 7'5 (2.64m x 2.26m)

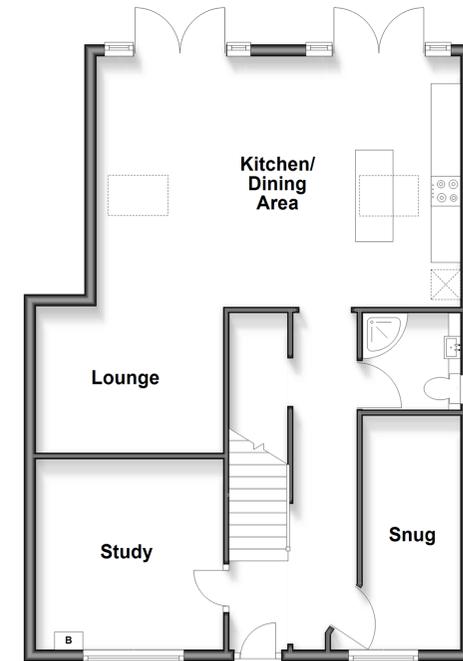
### OUTSIDE

Driveway

Rear Garden

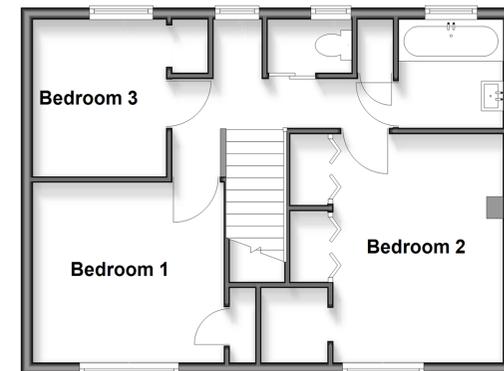
### Ground Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



### First Floor

Approx. 45.9 sq. metres (494.1 sq. feet)



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