



Price
£575,000

Freehold

4x  2x  2x 

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

OVER 60?

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

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Helping you move forwards



Main features

- Spacious family home situated in a quiet close
- Double garage and driveway
- Entrance porch with ground floor cloakroom
- Three of the bedrooms are doubles
- En-suite to main bedroom
- Lovely rear garden which is mainly laid to lawn

Accommodation

GROUND FLOOR

- Entrance Hall : 9'6 x 4'1 (2.90m x 1.25m)
- Cloakroom : 6'0 x 3'6 (1.83m x 1.07m)
- Kitchen : 12'10 x 8'10 (3.91m x 2.69m)
- Utility Area: 7'5 x 6'9 (2.26m x 2.06m)
- Office : 9'10 x 9'6 (3.00m x 2.90m)
- Lounge / Dining Room : 20'6 x 10'9 (6.25m x 3.28m)

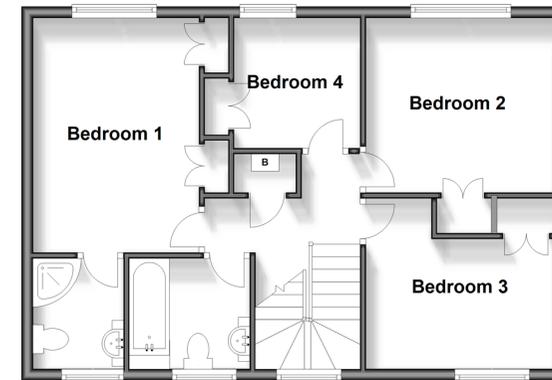
FIRST FLOOR

- Landing
- Bedroom 1: 13'3 x 9'0 (4.04m x 2.75m)
- En-suite Shower Room : 6'3 x 5'1 (1.91m x 1.55m)
- Bedroom 2: 10'8 x 10'5 (3.25m x 3.18m)
- Bedroom 3: 10'10 x 7'4 (3.30m x 2.24m)
- Bedroom 4: 7'6 x 7'3 (2.29m x 2.21m)
- Bathroom

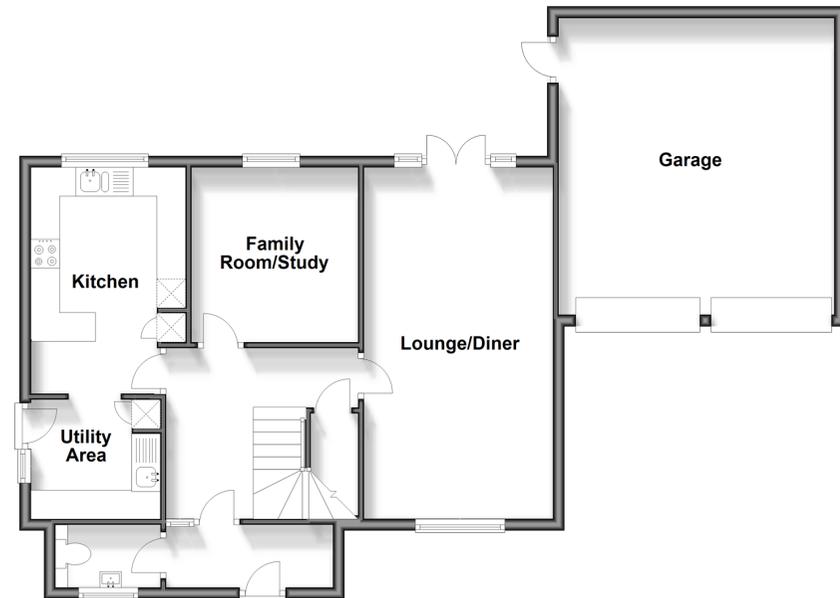
OUTSIDE

- Garage : 16'11 x 15'11 (5.16m x 4.85m)
- Off Road Parking
- Rear Garden

First Floor
Approx. 55.8 sq. metres (600.4 sq. feet)



Ground Floor
Approx. 86.7 sq. metres (933.2 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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