



**Price**  
**£410,000**

**Freehold**

4x  1x  2x 

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

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Well presented and extended home
- Located in the south end of Southwater village
- Newly fitted kitchen and bathroom
- Open plan kitchen/breakfast area with fitted wood burner
- Allocated parking space to the side of the property and a single garage ideal for parking or storage

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 18'0 x 14'10 (5.49m x 4.52m)  
Lounge : 15'2 x 11'1 (4.63m x 3.38m)  
Dining Area: 11'1 x 8'11 (3.38m x 2.72m)

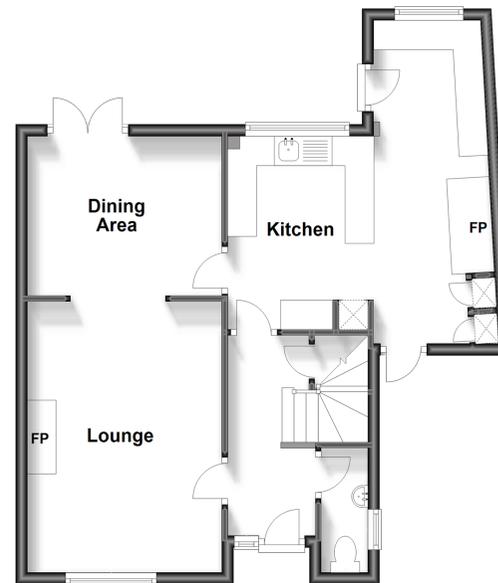
### FIRST FLOOR

Landing  
Bedroom 1: 15'2 x 13'0 (4.63m x 3.97m)  
Bedroom 2: 11'11 x 9'6 (3.63m x 2.90m)  
Bedroom 3: 10'5 x 6'11 (3.18m x 2.11m)  
Bedroom 4: 9'8 x 6'11 (2.95m x 2.11m)  
Bathroom : 7'5 x 5'7 (2.26m x 1.70m)

### OUTSIDE

Front Garden  
Allocated Parking  
Garage  
Rear Garden

**Ground Floor**  
Approx. 53.9 sq. metres (580.6 sq. feet)



**Split Level First Floor**  
Approx. 53.6 sq. metres (576.6 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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