



**Price**  
**£530,000**

**Freehold**

4x  1x  2x 

**York Close, Southwater,  
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 home in a sought after location
- Off road parking and a master en-suite
- Great rear garden offering access to the garage and a summer house
- Beautifully fitted modern kitchen with wooden work surfaces and additional utility area
- Quiet location just a short walk or drive from Southwater's main village amenities

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Dining Room : 10'9 x 8'4 (3.28m x 2.54m)  
 Lounge : 14'8 x 10'11 (4.47m x 3.33m)  
 Kitchen : 16'2 x 7'5 (4.93m x 2.26m)  
 Utility Room : 7'5 x 4'7 (2.26m x 1.40m)  
 Conservatory : 11'11 x 7'4 (3.63m x 2.24m)

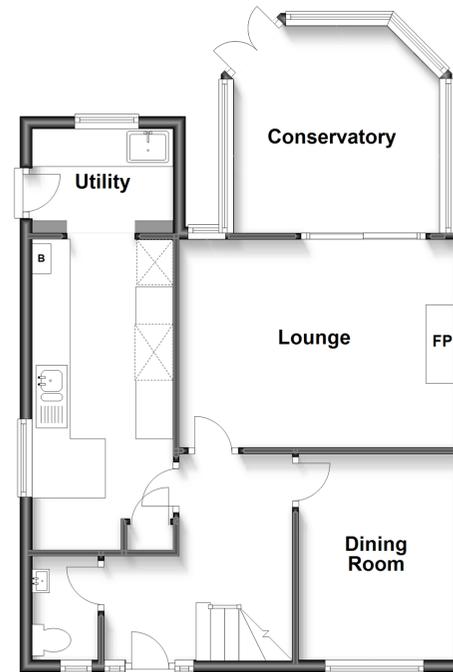
### FIRST FLOOR

Landing  
 Bedroom 1: 10'10 x 10'5 (3.30m x 3.18m)  
 En-suite Shower Room  
 Bedroom 2: 14'1 x 8'8 (4.30m x 2.64m)  
 Bedroom 3: 10'6 x 8'4 (3.20m x 2.54m)  
 Bedroom 4: 7'8 x 6'6 (2.34m x 1.98m)  
 Bathroom

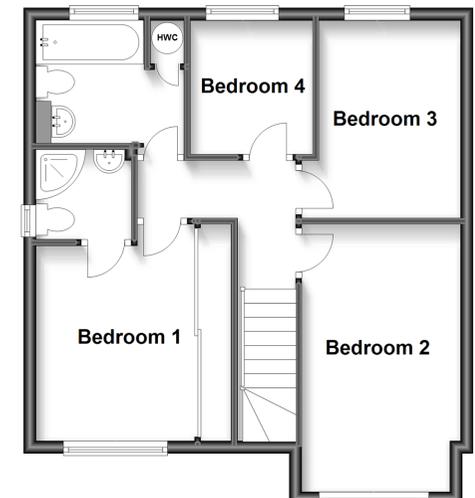
### OUTSIDE

Off Road Parking  
 Garage  
 Front Garden  
 Rear Garden  
 Summerhouse

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



**First Floor**  
 Approx. 48.2 sq. metres (519.2 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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