



Price
£440,000

Freehold

3x  2x  1x 

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

OVER 60?

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

cubitt & west
Helping you move forwards



Ground Floor

Approx. 62.8 sq. metres (676.3 sq. feet)

Main features

- **Garage and driveway for two cars**
- **Private south facing garden overlooking woodland**
- **Downstairs cloakroom plus the addition of an en-suite to main bedroom**
- **Located in a beautiful and secluded close**
- **Walking distance to local shops and Southwater Country Park**

Accommodation

GROUND FLOOR

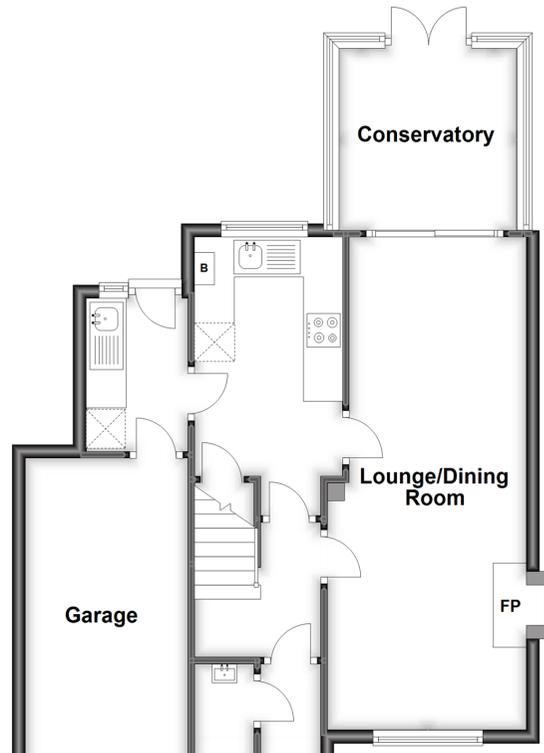
Lounge/Dining Room : 24'9 x 9'10 (7.55m x 3.00m)
 Conservatory : 10'0 x 9'9 (3.05m x 2.97m)
 Kitchen : 13'9 x 7'6 (4.19m x 2.29m)
 Utility Room : 8'0 x 5'1 (2.44m x 1.55m)
 Cloakroom

FIRST FLOOR

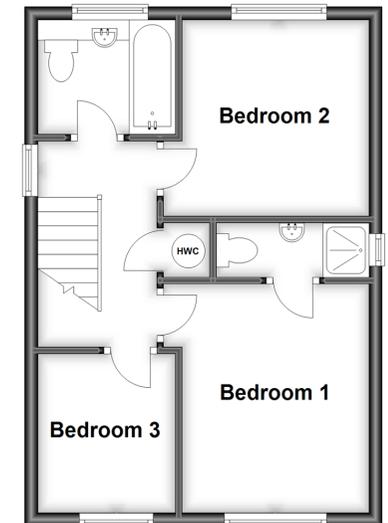
Bedroom 1: 11'3 x 9'8 (3.43m x 2.95m)
 En-suite : 7'11 x 2'7 (2.41m x 0.79m)
 Bedroom 2: 9'9 x 9'7 (2.97m x 2.92m)
 Bedroom 3: 7'1 x 6'7 (2.16m x 2.01m)
 Bathroom : 6'6 x 5'6 (1.98m x 1.68m)

OUTSIDE

Front Garden
 Off Road Parking
 Garage
 Rear Garden



First Floor
 Approx. 36.5 sq. metres (392.5 sq. feet)



Call Southwater - 01403 731901 ■ 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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