



Price
£950,000

Freehold

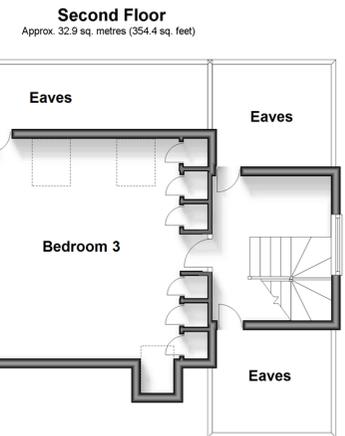
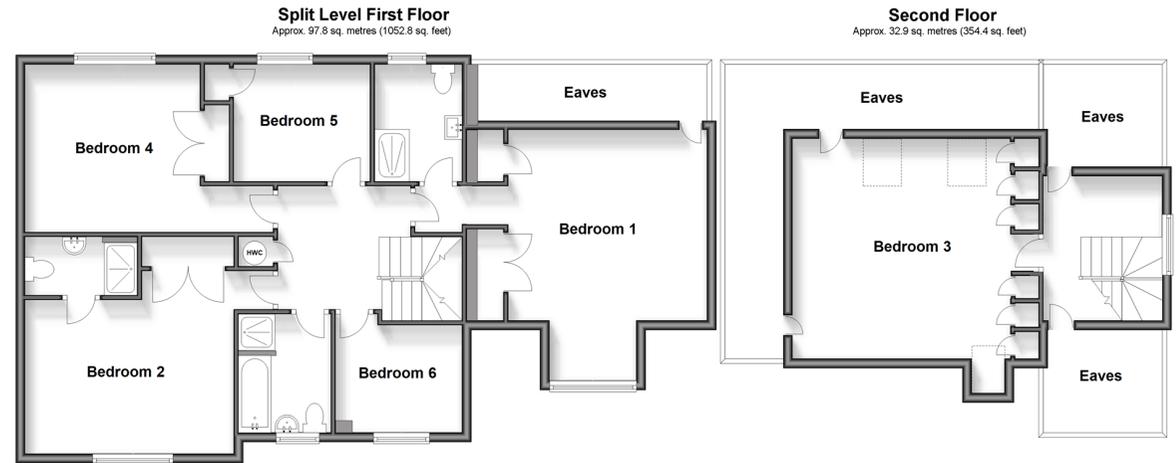
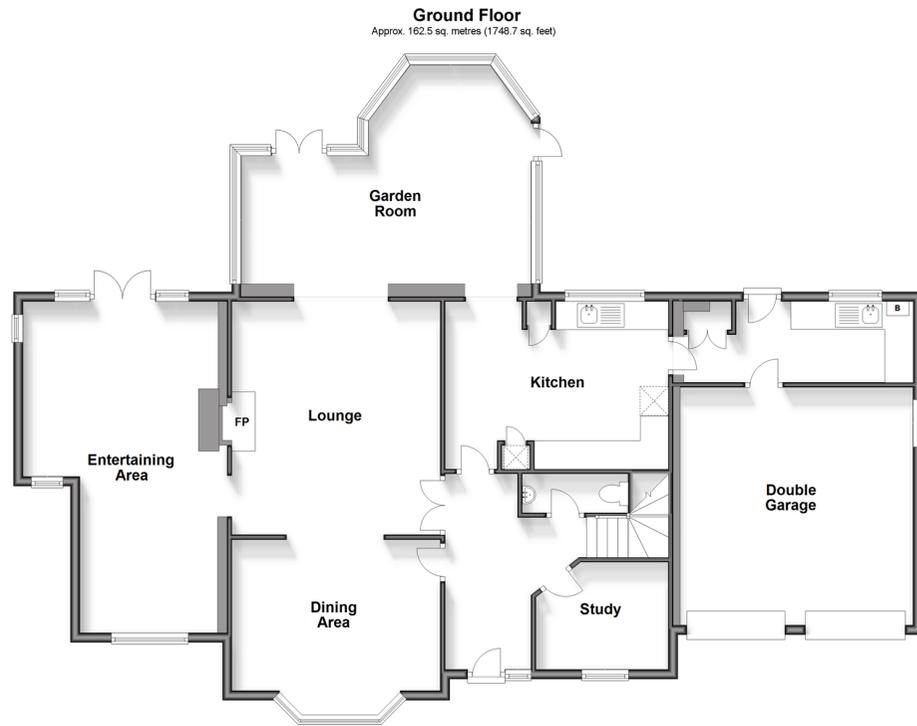
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**College Road,
Southwater, West
Sussex, RH13**

OVER 60?

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

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Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 16'1 x 14'6 (4.91m x 4.42m)

Dining Area: 14'6 x 12'5 (4.42m x 3.79m)

Garden Room : 20'4 x 15'2 (6.20m x 4.63m)

Entertaining Area: 22'11 x 13'7 (6.99m x 4.14m)

Kitchen: 15'7 x 11'7 (4.75m x 3.53m)

Utility Room: 15'10 x 5'8 (4.83m x 1.73m)

Study: 9'1 x 7'3 (2.77m x 2.21m)

FIRST FLOOR

Landing

Bedroom 1: 17'8 x 13'11 (5.39m x 4.24m)

En-Suite Shower Room

Bedroom 2: 14'6 x 13'0 (4.42m x 3.97m)

En-Suite Shower Room

Bedroom 4: 12'3 x 11'7 (3.74m x 3.53m)

Bedroom 5: 9'7 x 8'3 (2.92m x 2.52m)

Bedroom 6: 8'11 x 7'6 (2.72m x 2.29m)

Bathroom

SECOND FLOOR

Landing

Bedroom 3: 15'4 x 15'4 (4.68m x 4.68m)

OUTSIDE

Front Garden

Driveway

Double Garage

Rear Garden



Main features

- Immaculately presented
- Generous double garage
- Mature, private garden
- Short distance from the village green, Southwater Country Park
- Spacious living areas, ideal for entertaining and family gatherings

Nearest Schools

Primary Schools: Southwater Junior School 0.5 miles, Castlewood Primary 0.7 miles, Itchingfield Primary 2.1 miles

Secondary Schools: Christ's Hospital 1.6 miles, Tanbridge

Transport Information

Train Stations: Christs Hospital 3.3 miles, Horsham 5.1 miles, Warnham 5.1 miles

Address

College Road, Southwater, West Sussex, RH13

Directions

For directions to this property please contact us.



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Call Southwater Branch 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.

EPC RATING

CURRENT: C(69) POTENTIAL: C(77)

21907526/20240308/LA/OS