



cubitt & west  
FOR SALE  
01403 731901

**OVER 60?**

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

**Price**

**£475,000**

**Freehold**

3x  2x  2x 

**Shipleigh Road,  
Southwater, West  
Sussex, RH13**

**cubitt & west**  
Helping you move forwards



## Main features

- **Lovely family home located in Southwater village**
- **Ground floor cloakroom and en-suite to main bedroom**
- **Spacious conservatory overlooking the rear garden**
- **Pretty enclosed rear garden which is mainly laid to lawn with side gated access and a handy covered area ideal for storage**
- **Off road parking to the front and additional driveway to the rear and a garage for parking and storage**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Lounge : 13'7 x 10'7 (4.14m x 3.23m)  
 Dining Area: 9'9 x 9'2 (2.97m x 2.80m)  
 Kitchen: 9'8 x 8'0 (2.95m x 2.44m)  
 Conservatory: 11'8 x 10'5 (3.56m x 3.18m)

### FIRST FLOOR

Landing  
 Bedroom 1: 11'5 x 10'1 (3.48m x 3.08m)  
 En-Suite Shower Room: 8'8 x 4'5 (2.64m x 1.35m)  
 Bedroom 2: 11'2 x 8'9 (3.41m x 2.67m)  
 Bedroom 3: 7'3 x 7'1 (2.21m x 2.16m)  
 Bathroom: 7'8 x 5'7 (2.34m x 1.70m)

### OUTSIDE

Off Road Parking  
 Garage: 17'1 x 8'3 (5.21m x 2.52m)  
 Rear Garden  
 Covered Storage Area

### Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



**Call Southwater - 01403 731901 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ 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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