



**Price**  
**£515,000**

**Freehold**

3x  2x  2x 

**Charlock Way,  
Southwater, Southwater,  
West Sussex, RH13**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Beautiful family home in a great location
- Garage and driveway
- Great outbuilding in the garden which would make a great office
- Downstairs cloakroom
- Modern fitted kitchen
- Walking distance to local primary school

## Accommodation

### GROUND FLOOR

Entrance Hall : 16'5 x 6'5 (5.01m x 1.96m)  
 Lounge : 15'9 x 10'6 (4.80m x 3.20m)  
 Kitchen / Dining Room : 17'11 x 11'4 (5.46m x 3.46m)  
 Cloakroom : 4'2 x 3'3 (1.27m x 0.99m)

### FIRST FLOOR

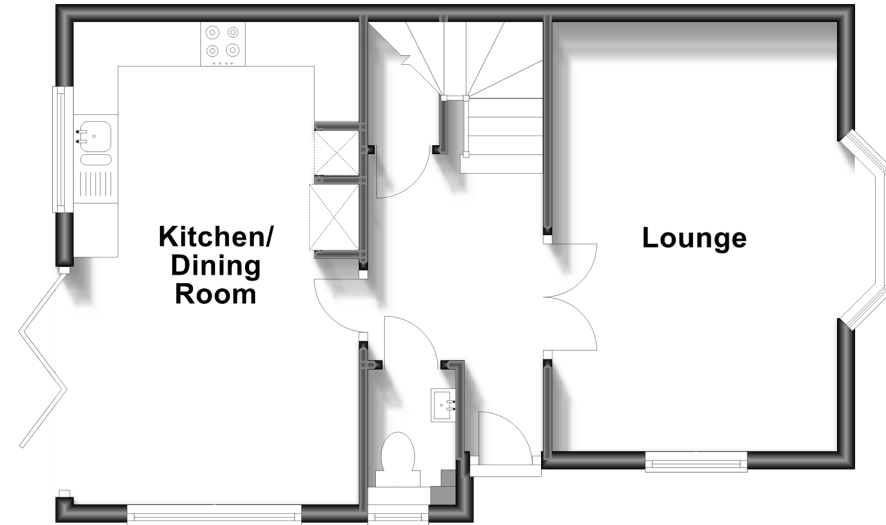
Landing  
 Bedroom 1: 12'0 x 10'0 (3.66m x 3.05m)  
 En-suite : 6'2 x 5'5 (1.88m x 1.65m)  
 Bedroom 2: 11'5 x 9'1 (3.48m x 2.77m)  
 Bedroom 3: 11'4 x 6'6 (3.46m x 1.98m)  
 Bathroom : 6'11 x 5'7 (2.11m x 1.70m)

### OUTSIDE

Off Road Parking  
 Garage  
 Rear Garden  
 Out building : 12'5 x 9'2 (3.79m x 2.80m)

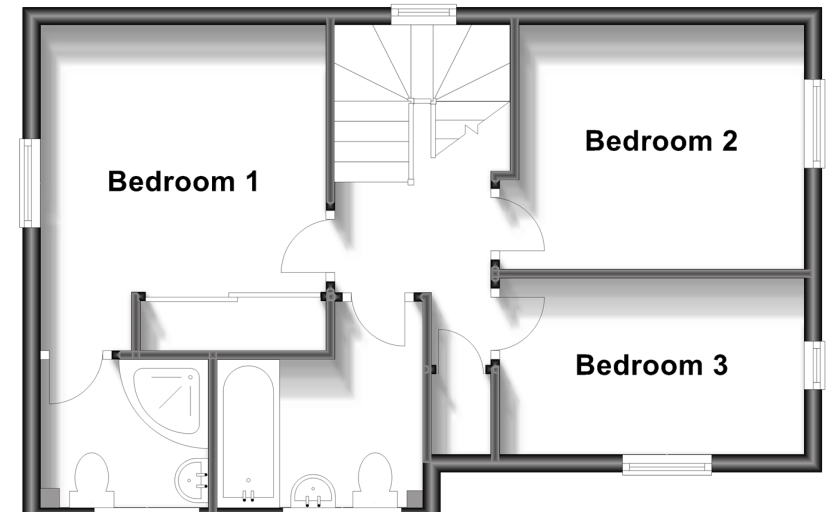
## Ground Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



**Call Southwater - 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.



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