



Price
£300,000

Freehold

2x  1x  1x 

**Timber Mill, Southwater,
Horsham, West Sussex,
RH13**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Perfect first time buyer opportunity**
- **Located just behind Southwater main village square**
- **No ongoing chain**
- **Fantastic extension to the ground floor has created a lovely living/dining area off the modern kitchen**
- **Rear garden with timber laid decked area which leads to laid lawn**
- **Shed with power and lighting which could make a home office**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge / Dining area : 23'0 (7.02m) x 10'9 (3.28m) narrowing to 7'7 (2.31m)

Kitchen: 9'7 x 7'6 (2.92m x 2.29m)

FIRST FLOOR

Landing

Bedroom 1: 9'9 x 8'9 (2.97m x 2.67m)

Bedroom 2: 10'7 x 5'6 (3.23m x 1.68m)

Bathroom: 8'10 x 4'8 (2.69m x 1.42m)

OUTSIDE

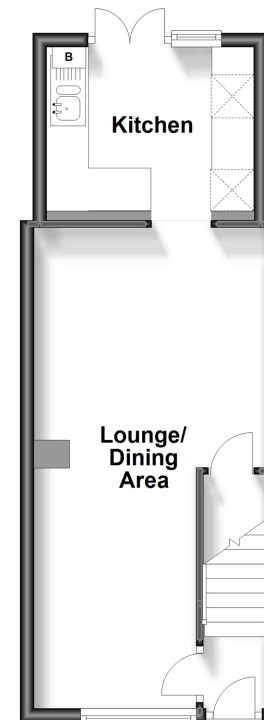
Front Garden

Rear Garden

Off Road Parking

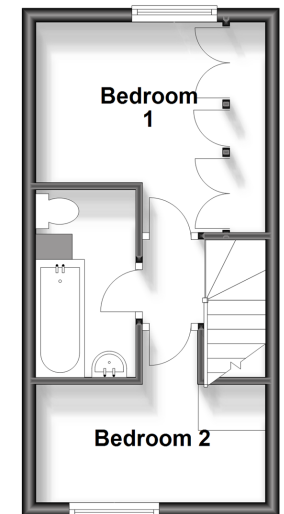
Ground Floor

Approx. 30.3 sq. metres (325.8 sq. feet)



First Floor

Approx. 22.7 sq. metres (243.8 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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