



**Price**  
**£350,000**

**Freehold**

2x  1x  1x 

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

**OVER 60?**

You could get up to  
**59% off** the price!\*



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Lovely family home located in a quiet cul-de-sac
- Newly fitted kitchen and modern decor throughout
- Sunny aspect rear garden with access to the garage
- Convenience of garage and parking for 2-3 cars
- Potential to extend, subject to planning permission
- Catchment area for local schools
- Large built in wardrobe in main bedroom
- New flooring in bathroom and bedroom 2

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 13'6 at widest point x 12'10 at widest point (4.12m x 3.91m)

**Kitchen/Dining Area :** 12'10 x 8'1 (3.91m x 2.47m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 12'11 at widest point x 10'3 at widest point (3.94m x 3.13m)

**Bedroom 2:** 11'10 x 6'5 (3.61m x 1.96m)

#### Bathroom

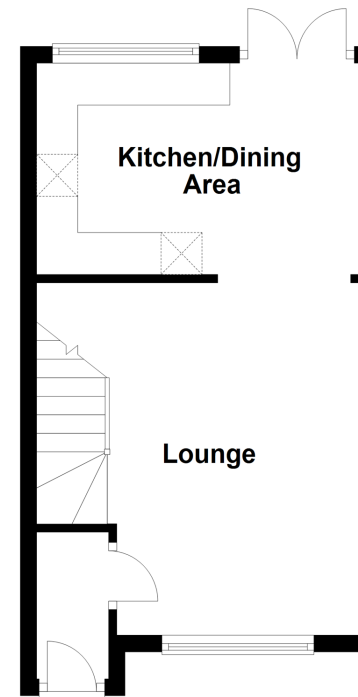
### OUTSIDE

**Garage & Driveway:** 17'6 x 8'11 (5.34m x 2.72m)

#### Front & Rear Garden

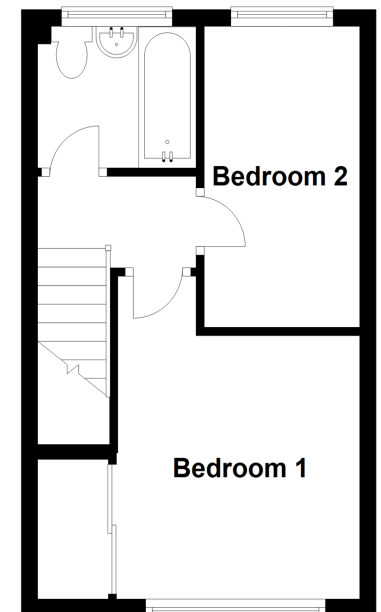
### Ground Floor

Approx. 27.2 sq. metres (293.3 sq. feet)



### First Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



Call Southwater - 01403 731901 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale