



Guide Price
£675,000

Freehold

4x  2x  3x 

**Porchester Close,
Southwater, West
Sussex, RH13**

OVER 60?

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



Video Tour available

cubitt & west
Helping you move forwards



Main features

- Large family home arranged with versatile accommodation
- Modern fitted kitchen
- Newly fitted central heating system
- Study and conservatory
- Situated in a quiet close with off road parking

Accommodation

GROUND FLOOR

- Entrance Hall
- Cloakroom : 6'4 x 3'5 (1.93m x 1.04m)
- Kitchen/ Breakfast Area : 17'5 x 12'8 (5.31m x 3.86m)
- Study : 13'1 x 7'8 (3.99m x 2.34m)
- Utility Room : 8'2 x 6'8 (2.49m x 2.03m)
- Dining Room : 10'7 x 9'5 (3.23m x 2.87m)
- Lounge : 20'0 x 10'9 (6.10m x 3.28m)
- Conservatory : 22'4 x 14'1 (6.81m x 4.30m)

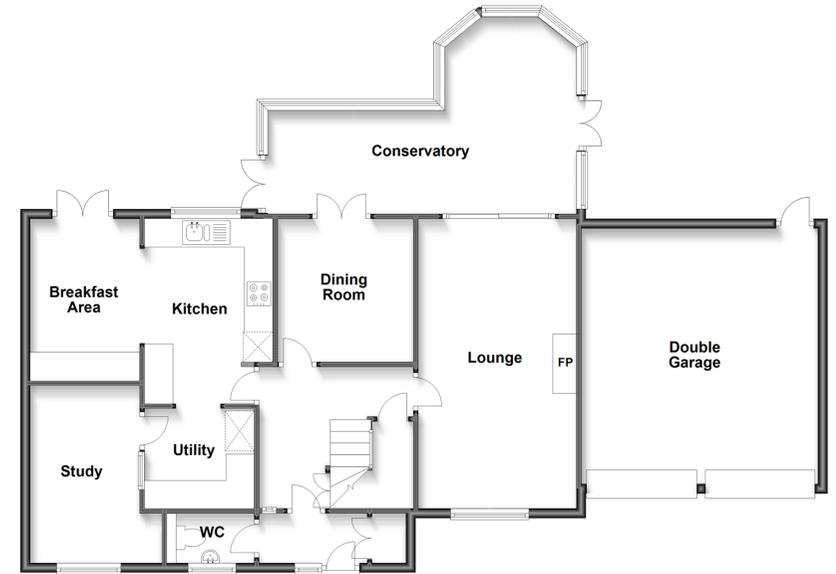
FIRST FLOOR

- Landing
- Bedroom 1 : 18'1 x 13'5 (5.52m x 4.09m)
- En-suite Shower Room : 8'2 x 6'4 (2.49m x 1.93m)
- Bedroom 2 : 11'0 x 10'4 (3.36m x 3.15m)
- Bedroom 3 : 10'9 x 9'5 (3.28m x 2.87m)
- Bedroom 4 : 7'6 x 6'8 (2.29m x 2.03m)
- Bathroom : 12'2 x 6'5 (3.71m x 1.96m)

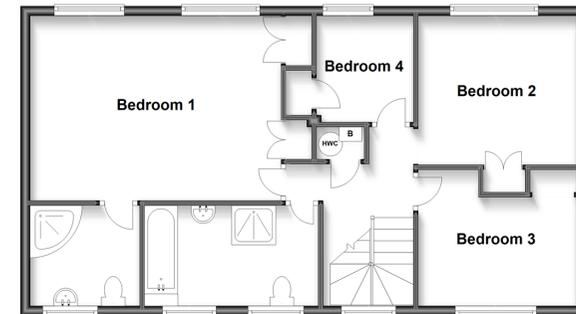
OUTSIDE

- Off Road Parking
- Double Garage
- Rear Garden

Ground Floor
Approx. 126.7 sq. metres (1363.5 sq. feet)



First Floor
Approx. 69.4 sq. metres (747.5 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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