



Price
£450,000

Freehold

3x  1x  2x 

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

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- **Lovely extended family home**
- **Situated in a quiet cul-de-sac**
- **Convenience of off road parking for two cars**
- **Garage conversion has created study and useful storage**
- **Mature rear garden with flower borders, paved seating area and side gated access**

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom : 5'8 x 3'7 (1.73m x 1.09m)

Lounge : 14'8 at widest point x 14'3 at widest point (4.47m x 4.35m)

Dining Area: 9'6 x 9'2 (2.90m x 2.80m)

Kitchen: 9'10 at widest point x 8'1 at widest point (3.00m x 2.47m)

Study: 8'9 x 8'4 (2.67m x 2.54m)

FIRST FLOOR

Landing

Bedroom 1: 13'5 into fitted wardrobes x 11'5 at widest point (4.09m x 3.48m)

Bedroom 2: 11'5 x 8'5 (3.48m x 2.57m)

Bedroom 3: 12'3 at widest point x 7'7 at widest point (3.74m x 2.31m)

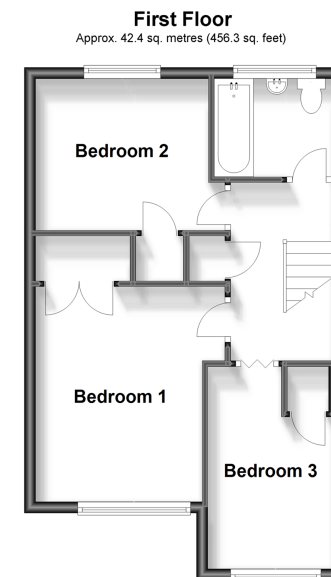
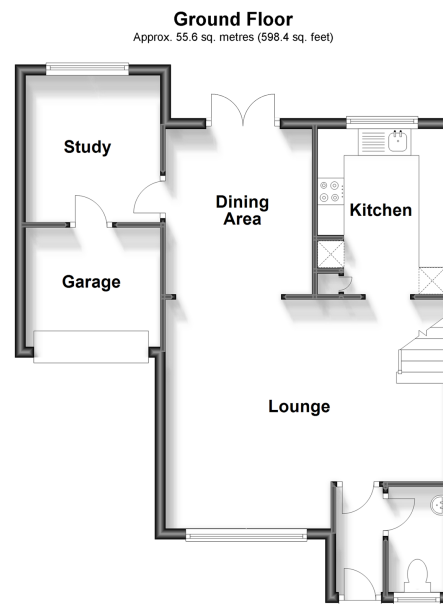
Bathroom : 12'3 x 7'7 (3.74m x 2.31m)

OUTSIDE

Garage Storage

Off Road Parking

Front & Rear Garden



Total area: approx. 98.0 sq. metres (1054.7 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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