



Price
£750,000

Freehold

5x  4x  2x 

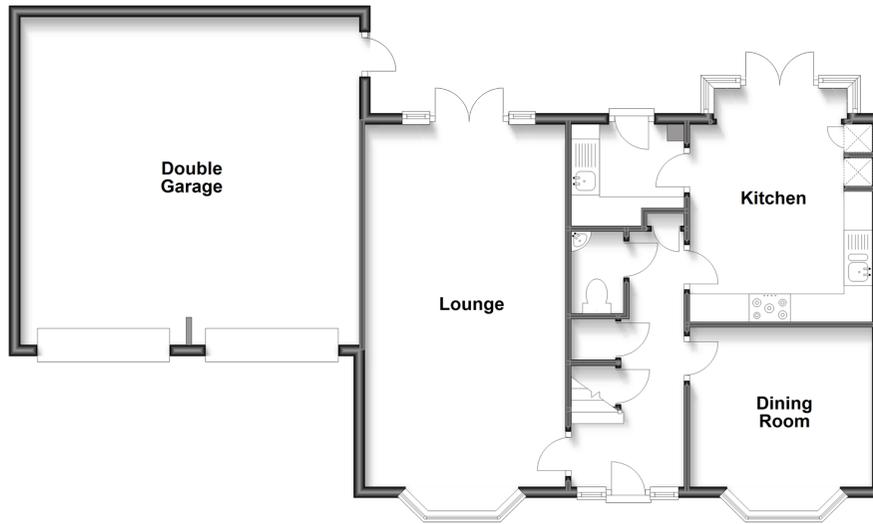
**Martindales,
Southwater, Horsham,
West Sussex, RH13**

OVER 60?

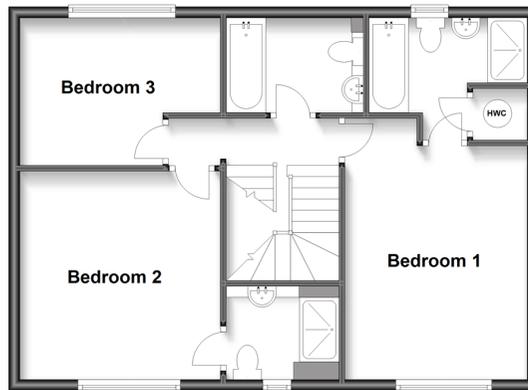
Secure this property
for up to **59% less!**

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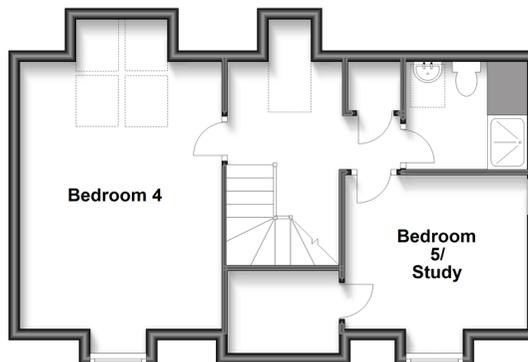
Ground Floor
Approx. 96.1 sq. metres (1034.6 sq. feet)



First Floor
Approx. 58.3 sq. metres (627.9 sq. feet)



Second Floor
Approx. 46.8 sq. metres (503.6 sq. feet)



Accommodation

Entrance Hall

- Lounge : 24'3 x 11'7 (7.40m x 3.53m)
- Kitchen: 14'5 x 10'6 (4.40m x 3.20m)
- Utility : 6'9 x 6'8 (2.06m x 2.03m)
- Cloakroom : 4'9 x 3'2 (1.45m x 0.97m)
- Dining Room : 11'6 x 10'7 (3.51m x 3.23m)

FIRST FLOOR

Landing

- Bedroom 1: 13'8 x 10'6 (4.17m x 3.20m)
- En-suite : 9'8 x 7'4 (2.95m x 2.24m)
- Bedroom 2: 12'3 x 11'6 (3.74m x 3.51m)
- En-suite Shower Room : 6'6 x 5'6 (1.98m x 1.68m)
- Bedroom 3: 11'7 x 8'10 (3.53m x 2.69m)
- Bathroom : 7'7 x 5'7 (2.31m x 1.70m)

SECOND FLOOR

Landing

- Bedroom 4: 17'9 x 11'5 (5.41m x 3.48m)
- Bedroom 5/Study: 10'8 x 9'0 (3.25m x 2.75m)
- Shower Room : 7'5 x 6'1 (2.26m x 1.86m)

OUTSIDE

- Off Road Parking
- Double Garage
- Rear Garden



Main features

- Substantial detached family home
- Built just under 10 years ago as part of a small development
- Arranged over three floors with a ground floor cloakroom and utility
- Two en-suite shower rooms, family bathroom and shower room in the second floor
- Offering a double garage and off road parking for two/three cars

Nearest Schools

Primary Schools: Southwater Junior Academy 0.9 miles, Castlewood Primary 1.3 miles, Itchingfield Primary 1.7 miles

Secondary Schools: Tanbridge House School 3.1 miles,

Transport Information

Train Stations: Billingshurst 6.3 miles, Horsham 2.8 miles, Christs Hospital 2.7 miles

Address

Martindales, Southwater, Horsham, West Sussex, RH13

Directions

For directions to this property please contact us.



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Call Southwater Branch 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.

EPC RATING	CURRENT:	POTENTIAL:
	B(85)	A(92)

21909197/20230926/LA/LFOG