



**Price**  
**£465,000**

**Freehold**

3x  2x  1x 

**Huntley Mews,  
Southwater, Southwater,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Beautifully built home situated on the Berkeley development Broadacres
- Remaining NHBC new build certificate
- Ground floor cloakroom master en-suite and lovely garden
- Two allocated parking bays close to the property and visitor bays also located around the development
- The property benefits from stunning and well kept surroundings along with many local amenities and Southwater local country park

## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge : 15'8 x 11'6 (4.78m x 3.51m)  
Dining Room: 12'3 x 7'1 (3.74m x 2.16m)  
Kitchen : 12'0 x 8'1 (3.66m x 2.47m)

### FIRST FLOOR

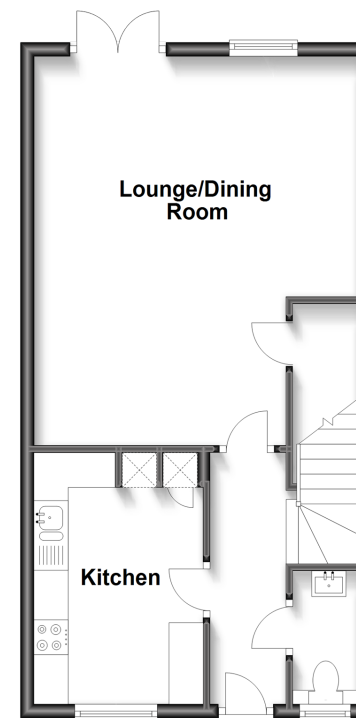
Landing  
Bedroom 1: 14'8 x 10'1 (4.47m x 3.08m)  
En-suite Shower Room  
Bedroom 2: 11'9 x 8'9 (3.58m x 2.67m)  
Bedroom 3: 8'8 x 6'8 (2.64m x 2.03m)  
Bathroom

### OUTSIDE

Front Garden  
Car Port  
Rear Garden

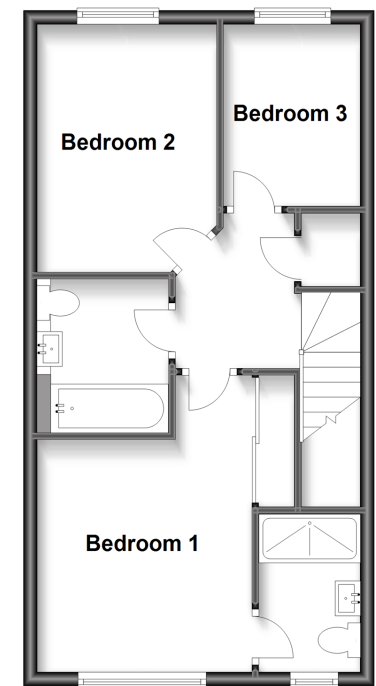
### Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.3 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  
■ 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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