



Price

£625,000

Freehold

4x  2x  3x 

**Cedar Drive,
Southwater, Southwater,
Horsham, West Sussex,
RH13**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Well presented family home
- Kitchen breakfast room ideal for family meals
- Ground floor study and cloakroom
- Lovely rear garden which is laid with artificial grass
- Sixteen solar panels on the southern side of the roof

Accommodation

GROUND FLOOR

Entrance Hall
 Study : 9'8 x 7'8 (2.95m x 2.34m)
 Cloakroom : 5'0 x 4'2 (1.53m x 1.27m)
 Kitchen : 13'10 x 12'10 (4.22m x 3.91m)
 Utility Room : 8'4 x 4'8 (2.54m x 1.42m)
 Dining Room : 13'4 x 12'3 (4.07m x 3.74m)
 Lounge : 11'10 x 5'5 (3.61m x 1.65m)

FIRST FLOOR

Landing
 Bedroom 1: 12'5 x 11'4 (3.79m x 3.46m)
 En-suite Shower Room : 4'4 x 4'3 (1.32m x 1.30m)
 Bedroom 2: 15'6 x 7'2 (4.73m x 2.19m)
 Bedroom 3: 11'9 x 9'3 (3.58m x 2.82m)
 Bedroom 4: 11'2 x 6'10 (3.41m x 2.08m)
 Bathroom : 7'9 x 6'3 (2.36m x 1.91m)

OUTSIDE

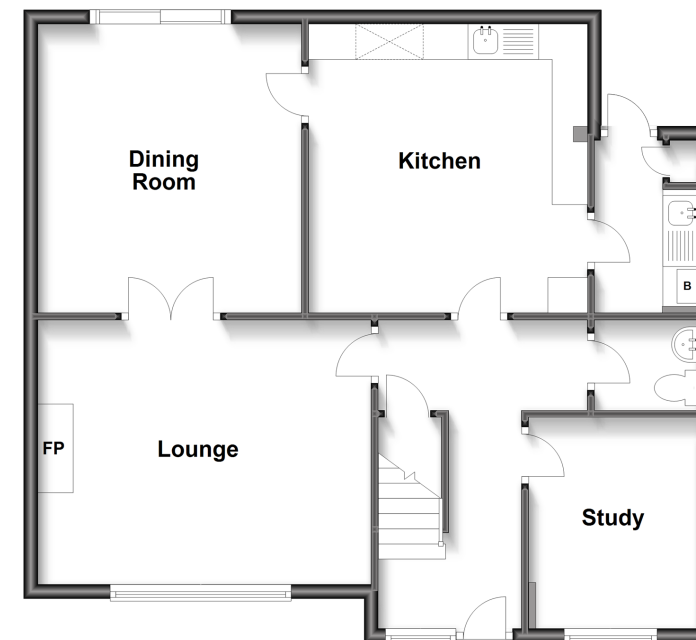
Front Garden
 Off Road Parking
 Double Garage
 Rear Garden

Call Southwater - 01403 731901 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.

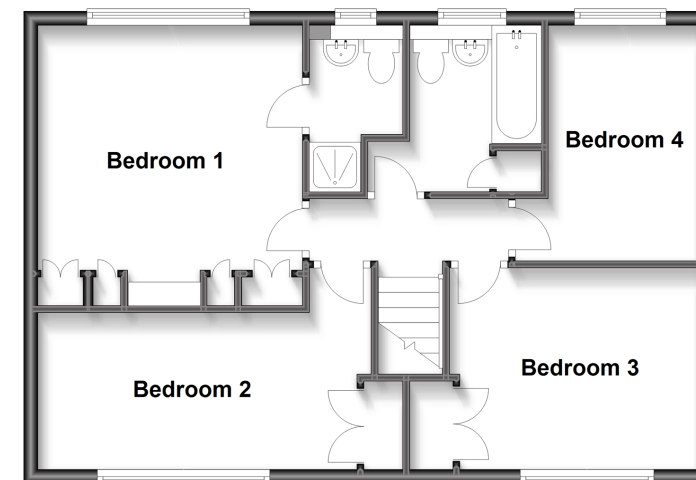
Ground Floor

Approx. 74.7 sq. metres (804.4 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



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