



Price
£475,000

Freehold

3x  1x  2x 

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

OVER 60?

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

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Helping you move forwards



Main features

- Spacious family home located in a quiet close
- All of the bedrooms are doubles and there is a ground floor cloakroom
- Large secluded rear garden with a workshop and side access
- Substantial off road parking for a few cars and a single garage ideal for parking or storage
- Loft room accessed via a pull down ladder offering velux windows and storage
- Lovely conservatory overlooking the rear garden

Accommodation

GROUND FLOOR

Entrance Hall
 Cloakroom : 6'3 x 3'4 (1.91m x 1.02m)
 Lounge / Dining Room : 25'3 x 11'10 (7.70m x 3.61m)
 Kitchen : 10'9 x 8'6 (3.28m x 2.59m)
 Conservatory : 11'4 x 10'1 (3.46m x 3.08m)

FIRST FLOOR

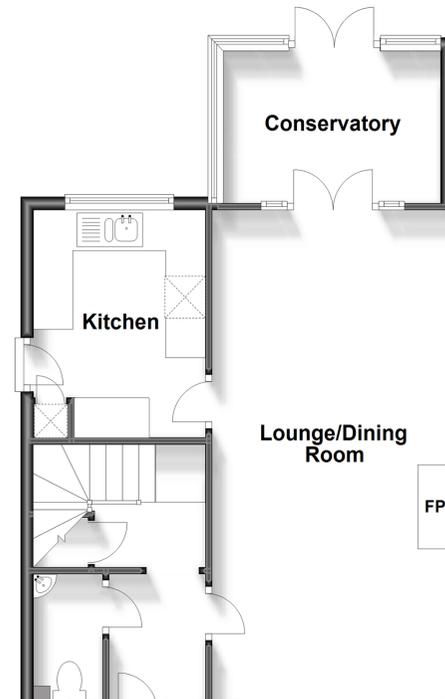
Landing
 Bedroom 1: 13'10 up to fitted wardrobes x 12'0 (4.22m x 3.66m)
 Bedroom 2: 12'0 x 9'6 (3.66m x 2.90m)
 Bedroom 3: 11'0 x 8'7 (3.36m x 2.62m)
 Bathroom : 8'7 x 6'4 (2.62m x 1.93m)

OUTSIDE

Off Road Parking
 Garage
 Rear Garden
 Workshop
 Brick Paved Terrace

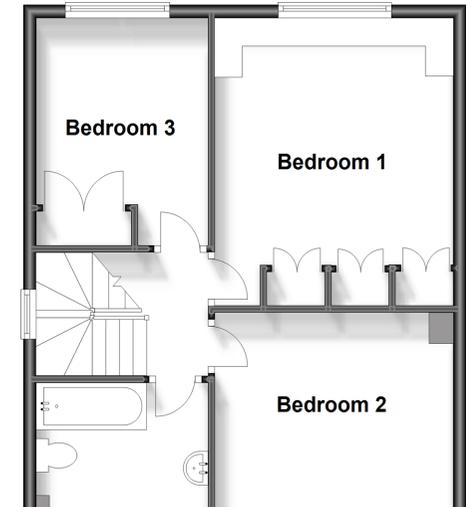
Ground Floor

Approx. 54.4 sq. metres (586.1 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.7 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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