



**Price**

**£475,000**

**Freehold**

3x  1x  2x 

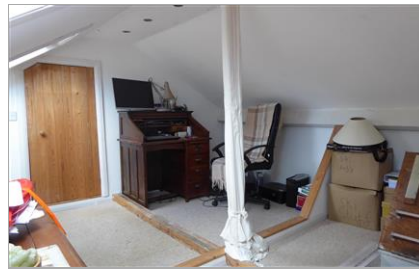
**Ivy Close, Southwater,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt&west**  
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

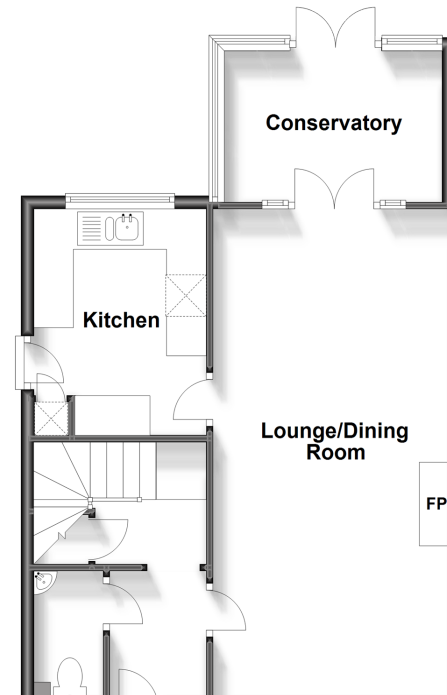
Rear Garden

Workshop

Brick Paved Terrace

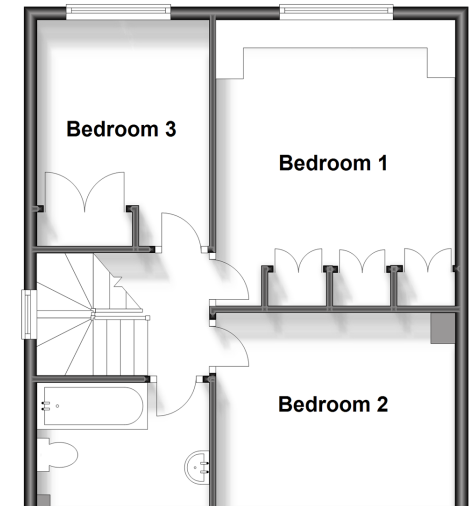
### Ground Floor

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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