



**Price**  
**£450,000**

**Freehold**

3x  2x  2x 

**Windsor Close,  
Southwater, West  
Sussex, RH13**

**cubitt & west**  
Helping you move forwards



## Main features

- **Lovely extended family home tucked away in a quiet cul-de-sac**
- **Ground floor cloakroom and very handy utility room**
- **Conservatory off the living room which overlooks the garden**
- **Located in a popular residential area just a short walk away from Southwaters main village amenities**
- **Off road parking for a couple of cars and a single garage ideal for parking or storage**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Lounge / Dining Room : 24'0 x 9'10 (7.32m x 3.00m)  
 Kitchen : 11'6 x 7'4 (3.51m x 2.24m)  
 Utility Room : 7'5 x 4'10 (2.26m x 1.47m)  
 Conservatory: 9'7 x 9'3 (2.92m x 2.82m)

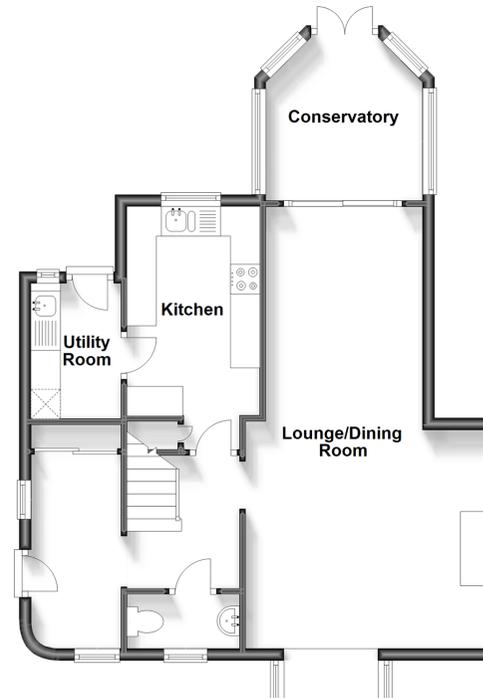
### FIRST FLOOR

Landing  
 Bedroom 1: 11'5 x 9'10 (3.48m x 3.00m)  
 En-suite Shower Room : 7'10 x 2'8 (2.39m x 0.81m)  
 Bedroom 2: 9'10 x 9'6 (3.00m x 2.90m)  
 Bedroom 3: 8'0 x 6'7 (2.44m x 2.01m)  
 Bathroom : 6'5 x 5'7 (1.96m x 1.70m)

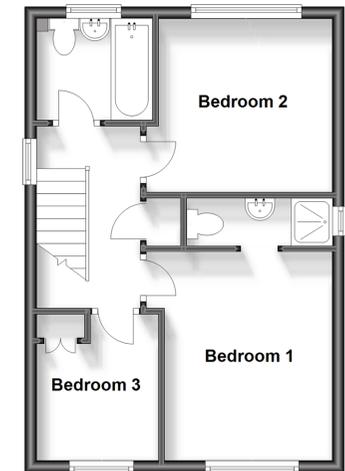
### OUTSIDE

Garage  
 Off Road Parking  
 Rear Garden

**Ground Floor**  
 Approx. 59.3 sq. metres (638.2 sq. feet)



**First Floor**  
 Approx. 37.3 sq. metres (401.7 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

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



21909285/20231012/LA/LFOG