



Price
£350,000

Freehold

2x  2x  1x 

**Woodpeckers,
Southwater, Horsham,
West Sussex, RH13**



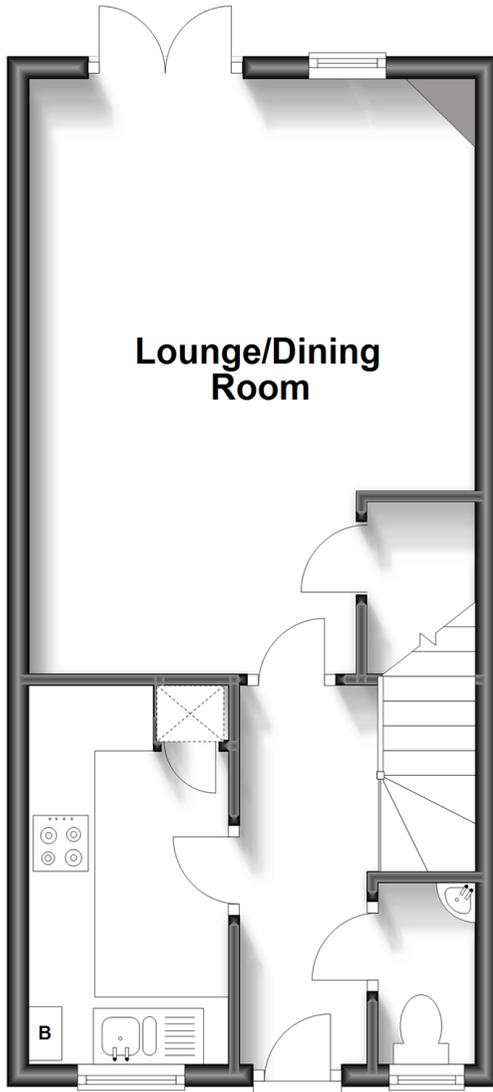
OVER 60?

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

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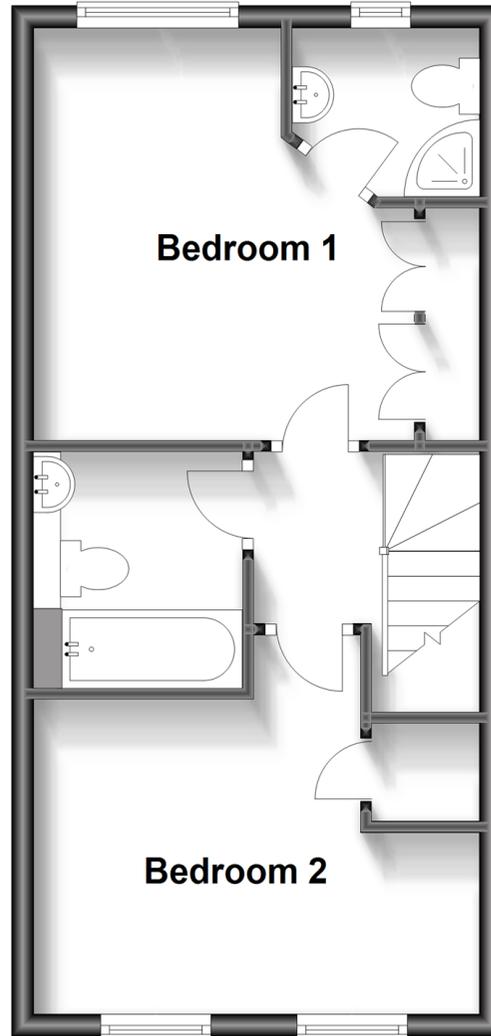
Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 11'1 x 5'11 (3.38m x 1.80m)

Lounge / Dining Room : 17'5 x 13'3 (5.31m x 4.04m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'3 x 11'2 (3.74m x 3.41m)

En-suite

Bedroom 2: 13'2 x 11'2 (4.02m x 3.41m)

Bathroom: 7'1 x 6'2 (2.16m x 1.88m)

OUTSIDE

Off Road parking

Front Garden

Rear Garden



Main features

- Spacious double bedrooms
- Driveway to the front of the property
- Secluded garden with rear gated access
- Downstairs cloakroom and en-suite bathroom to main bedroom
- Located in a sought after area, close to transport links and local walks



Nearest Schools

Primary Schools: Southwater Junior Academy 0.5 miles, Castlewood Primary 0.9 miles, St Andrew's CofE Primary 2.1 miles

Secondary Schools: Tanbridge House School 3.6 miles,



Transport Information

Train Stations: Horsham 3.2 miles, Christs Hospital 3.4 miles, Billingshurst 4.6 miles



Address

Woodpeckers, Southwater, Horsham, West Sussex, RH13



Directions

For directions to this property please contact us.



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Call Southwater Branch 01403 731901 ■ [cubittandwest.co.uk](https://www.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(76) POTENTIAL: B(90)

21909291/20230905/DW/DW