



CPR Certificate Not Signed

Price

£455,000

Freehold

3x  2x  1x 

Kensett Avenue,  
Southwater, Horsham,  
West Sussex, RH13

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented family home
- Two parking spaces to the front
- Rear access
- Benefits from a downstairs toilet and en-suite to main bedroom
- Private and landscaped garden

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom : 6'3 x 3'1 (1.91m x 0.94m)  
 Lounge / Dining Area: 18'2 x 15'6 (5.54m x 4.73m)  
 Kitchen: 11'1 x 8'1 (3.38m x 2.47m)

### FIRST FLOOR

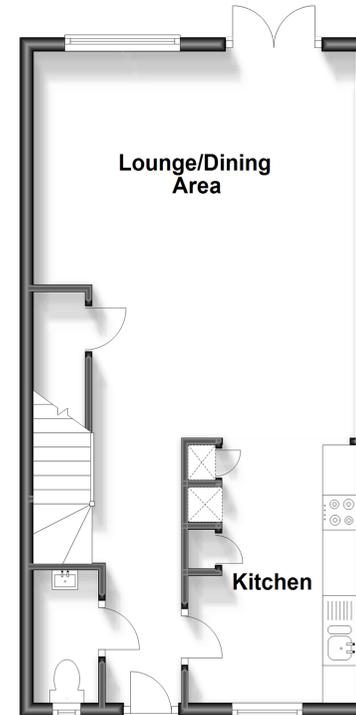
Landing  
 Bedroom 1: 10'11 x 9'7 (3.33m x 2.92m)  
 En-suite : 7'10 x 4'10 (2.39m x 1.47m)  
 Bedroom 2: 11'8 x 8'6 (3.56m x 2.59m)  
 Bedroom 3: 8'7 x 6'7 (2.62m x 2.01m)  
 Bathroom : 7'2 x 5'6 (2.19m x 1.68m)

### OUTSIDE

Off Road Parking  
 Rear Garden

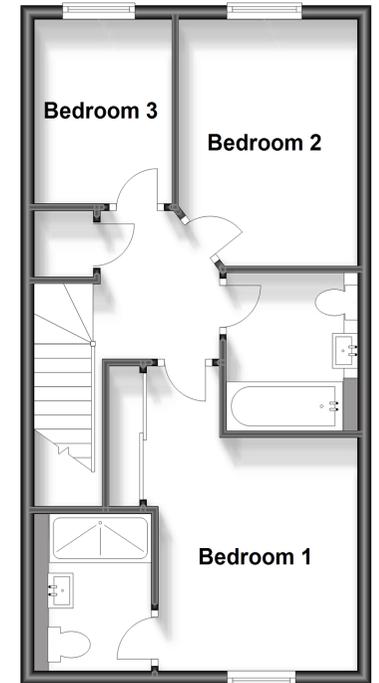
### Ground Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.2 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



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