



Price
£450,000

Freehold

3x  1x  2x 

**Church Lane,
Southwater, Horsham,
West Sussex, RH13**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Scope for modernisation**
- **Walking distance to Southwater shops**
- **Extended to include dining room and flows through kitchen and living room**
- **Ground floor shower room**
- **Private rear garden accessible from the front**

Accommodation

GROUND FLOOR

Entrance Hall
 Shower Room
 Kitchen : 15'5 x 10'9 (4.70m x 3.28m)
 Lounge : 20'5 x 12'6 (6.23m x 3.81m)
 Dining Room : 17'0 x 9'7 (5.19m x 2.92m)

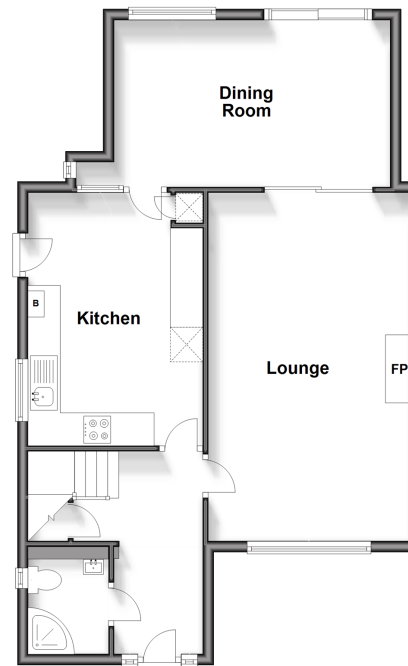
FIRST FLOOR

Cloakroom
 Bedroom 1: 12'4 x 10'7 (3.76m x 3.23m)
 Bedroom 2: 12'4 x 10'1 (3.76m x 3.08m)
 Bedroom 3: 8'9 x 7'1 (2.67m x 2.16m)

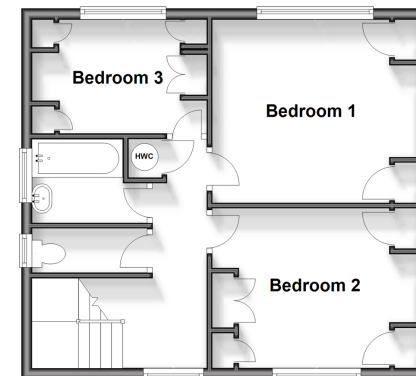
OUTSIDE

Front Garden
 Off Road Parking
 Garage
 Rear Garden

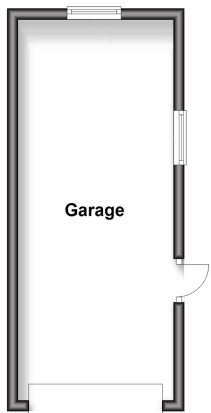
Ground Floor
 Approx. 69.0 sq. metres (742.4 sq. feet)



First Floor
 Approx. 45.6 sq. metres (491.2 sq. feet)



Outbuilding
 Approx. 20.2 sq. metres (217.4 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