



**Price**  
**£310,000**

**Freehold**

2x  1x  1x 

**Timber Mill, Southwater,  
Horsham, West Sussex,  
RH13**

**cubitt&west**  
Helping you move forwards





## Main features

- Immaculately refurbished home
- Modern kitchen with double doors overlooking the rear garden
- Lovely sunny aspect rear garden with rear gated access
- Recently replaced central heating system and re-plastered
- Newly laid off road parking for up to cars plus allocated space at the rear

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 12'6 at widest point x 7'7 at widest point (3.81m x 2.31m)

Kitchen: 10'9 x 10'4 (3.28m x 3.15m)

### FIRST FLOOR

Landing

Bedroom 1: 10'10 at widest point x 10'6 at widest point (3.30m x 3.20m)

Bedroom 2: 10'11 x 8'1 into door well (3.33m x 2.47m)

Shower Room

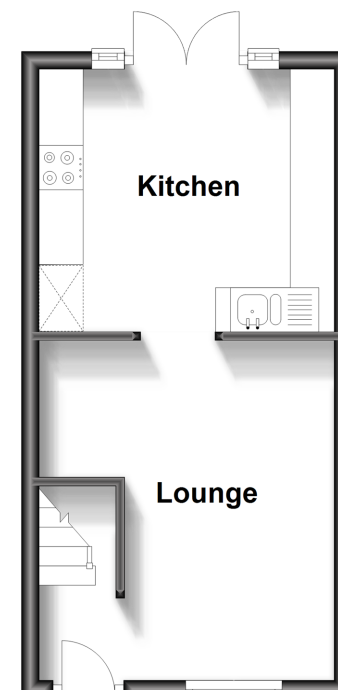
### OUTSIDE

Off Road Parking

Rear Garden

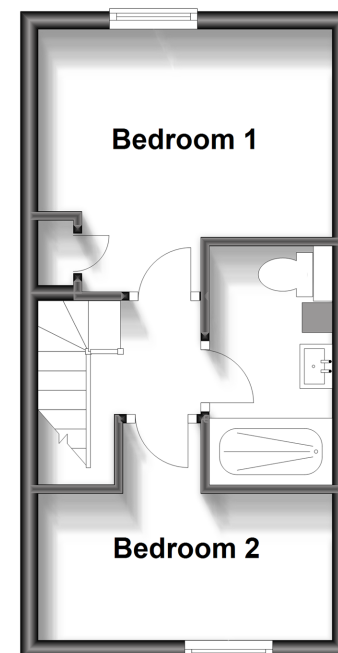
### Ground Floor

Approx. 23.1 sq. metres (249.2 sq. feet)



### First Floor

Approx. 23.1 sq. metres (249.2 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



21909348/20231211/SEH/LFOG