Windsor Close, Southwater, West Sussex, RH13 9XH

woodlands

Windsor Close, Southwater, West Sussex, RH13 9XH

£450,000

Set within the ever-popular village of Southwater, this attractive three-bedroom detached home offers a wonderful opportunity for buyers to modernise and shape a property to their own style, all while enjoying a peaceful, semi-rural setting just moments from the heart of the village. A short stroll brings you to a range of everyday conveniences including shops, cafés, leisure facilities and a library, while families are particularly well served by highly regarded local schools. For a broader selection of amenities, the thriving market town of Horsham is only a short drive away, offering excellent transport links into London and beyond, alongside easy access to major road networks and Gatwick Airport.

Inside, the home welcomes you with a bright entrance hallway leading to all principal ground floor rooms, including a convenient cloakroom. The spacious lounge/dining room is a real highlight, filled with natural light from a charming bay window and offering versatile living and entertaining space, flowing seamlessly into a delightful conservatory that overlooks the garden. The separate kitchen is well laid out with ample storage and direct garden access, presenting exciting potential for those looking to create a contemporary open-plan arrangement (subject to the usual consents).

Upstairs, three well-proportioned bedrooms include two generous doubles, with the principal benefitting from fitted wardrobes, all served by a stylish, modern shower room, but previously accommodated a full bath.

Outside, the property continues to impress with a private rear garden featuring a patio ideal for entertaining, a raised lawn and established planting, while a detached garage and driveway to the front provide practical off-road parking.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

DOOR TO:

ENTRANCE HALL

CLOAKROOM 6'02" x 3'0" (1.88m x 0.91m)

LIVING/DINING ROOM 9'10" x 24'0" (3.00m x 7.32m)

CONSERVATORY 9'09" x 8'02" (2.97m x 2.49m)

KITCHEN 7'04" x 11'09" (2.24m x 3.58m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'06" x 11'04" (3.20m x 3.45m)

BEDROOM TWO 10'06" x 10'06" (3.20m x 3.20m)

BEDROOM THREE 6'06" x 8'01" (1.98m x 2.46m)

SHOWER ROOM 6'04" x 5'05" (1.93m x 1.65m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

GARAGE 8'07" x 15'05" (2.62m x 4.70m)

REAR GARDEN

NO ONWARD CHAIN

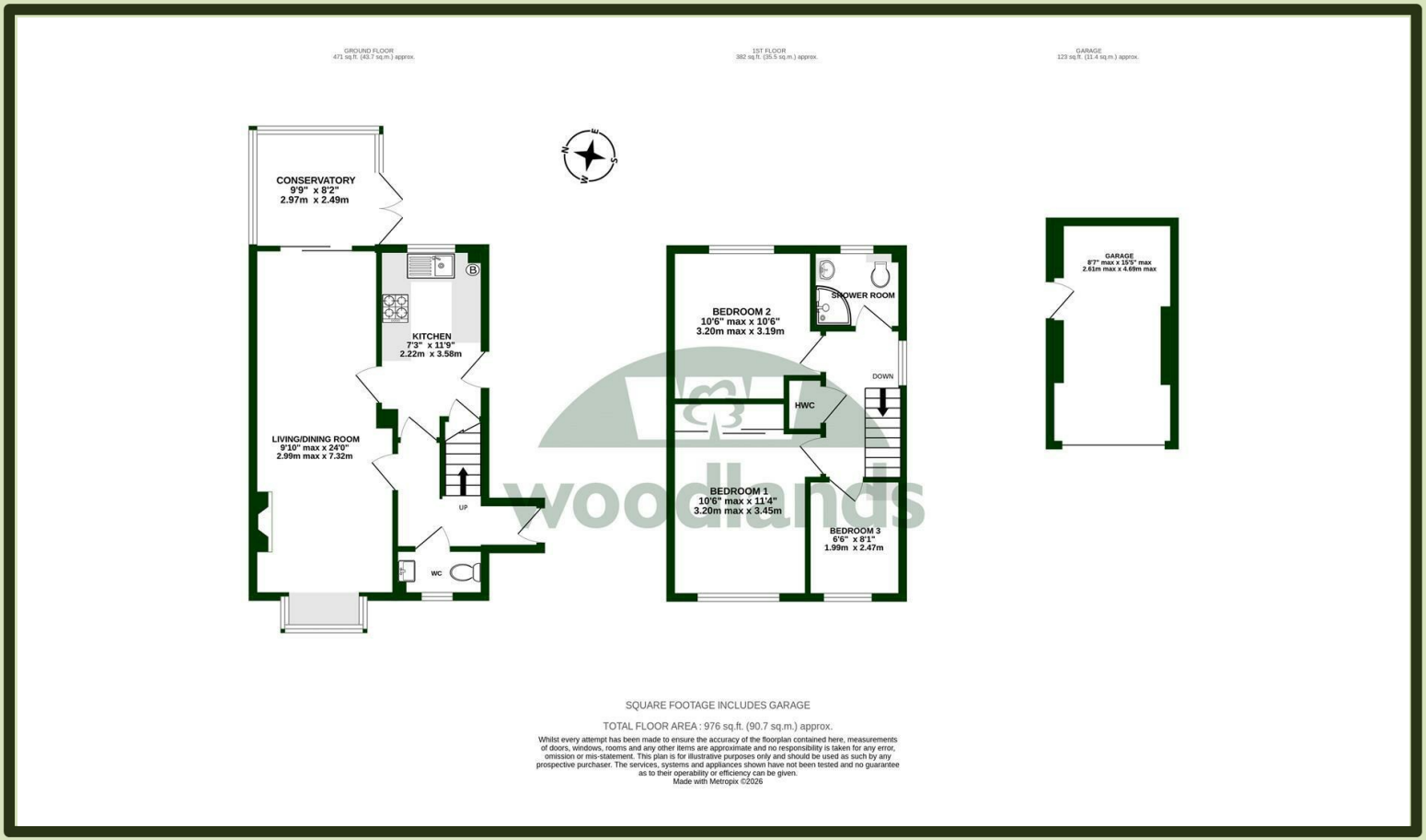
woodlands

www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

Windsor Close, Southwater, West Sussex, RH13 9XH

£450,000



LOCATION: Southwater is a thriving village with the benefit of excellent infant and junior schools. The village centre boasts free parking, a Co-Operative Supermarket, Post Office, Library, Doctor and Dental Surgeries. The picturesque Country Park with café, paths and lakes is also within easy reach and has access to the 'Downs Link'. There is excellent road and rail access. The nearby town of Horsham offers a main line Station with services to Gatwick and London Bridge/Victoria, or alternatively, Christ's Hospital railway station is 3 miles distant along quiet country lanes with free parking in the lane which approaches the station. There are good national road links with the A24/A264 providing access to the M23/M25 motorway network.

DIRECTIONS: From Horsham proceed in a southerly direction along the Worthing Road (B2237). At the Hopoast roundabout take the second exit and at the next roundabout take the second exit, following the signs into Southwater Village. At the second mini roundabout turn left into Cedar Drive and proceed to the T junction. Turn left and Windsor Close is the second turning on the right.

COUNCIL TAX: Band E.

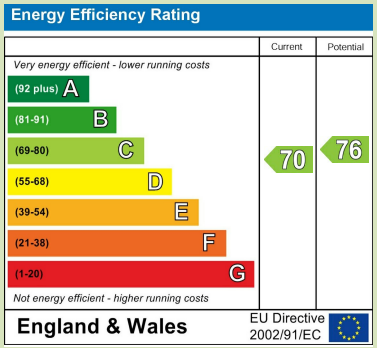
EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.