

Tel: 01403 270270

Woodlands



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (69-80)
Decent	C (55-68)
Below average	D (39-54)
Average	E (21-38)
Below average	F (1-20)
Very poor	G
Current	62
Possible	75

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

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.

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.

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.

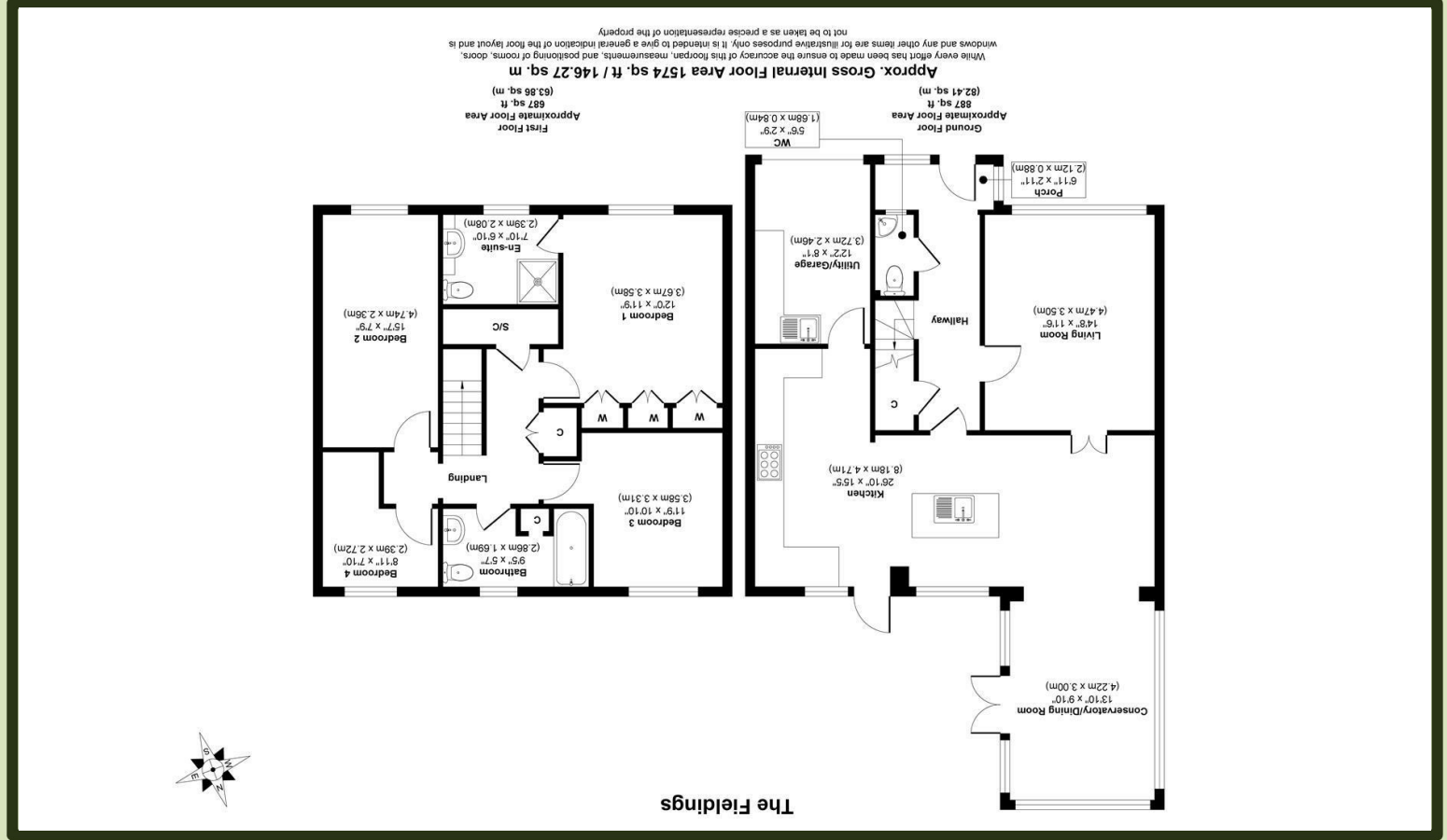
EPC Rating: D.

COUNCIL TAX: Band E.

DIRECTIONS: From Horsham proceed in a southerly direction along the Worthing Road (B2237). At the Hopast roundabout take the first exit along the A24, following the signs to Worthing. (You will enter Southwater Village from the southern end). At the next roundabout take the second exit, following the signs into Southwater Village. At the roundabout take the second exit into Mill Straight. The Fieldings is then the first turning on the left.

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 cafe, 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.

PLEASE NOTE: The owners have advised us that the property has structural movement affecting part of the property. A certificate of structural adequacy is available as well as the remainder of the guarantee for the work.



54 The Fieldings, Southwater, West Sussex, RH13 9LZ



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Brought to the market with no onward chain, this beautifully presented four-bedroom detached home is perfectly situated in the heart of the sought-after village of Southwater, West Sussex.

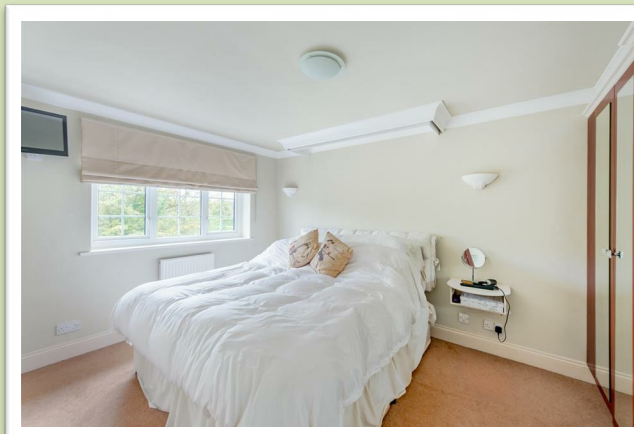
Combining modern family living with the charm of a vibrant village setting, the property enjoys close proximity to local shops, highly regarded schools, and the scenic walking trails of Southwater Country Park, making it an ideal choice for families and professionals alike.

Set back from the road, the property is approached via a driveway with parking for up to three cars and an integral garage with electric door, now thoughtfully adapted into a practical utility and storage space. Stepping inside, an enclosed porch opens into a welcoming entrance hall with guest cloakroom. To the front, a generous living room offers a cosy retreat, while the rear of the home unfolds into a stunning open-plan kitchen, dining, and conservatory area - the true heart of the property. Designed with both style and function in mind, the kitchen boasts a striking central island with sink, sleek granite worktops, contrasting cabinetry, and a range of integrated appliances, including a dishwasher and twin fridges, with space for a range cooker. The adjoining utility area adds further storage and flexibility.

The spacious conservatory, complete with wet-system underfloor heating, floods the home with natural light and creates the perfect space for entertaining or family gatherings. French doors open seamlessly onto a private rear garden, featuring a patio for al fresco dining, mature borders providing excellent privacy, and a large shed for additional storage.

Upstairs, the property offers four well-proportioned bedrooms, three of which are doubles. The principal suite impresses with fitted wardrobes and a stylish en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

This superb home offers a rare opportunity to secure a modern family property in one of West Sussex's most desirable villages - ready to move straight into, with no onward chain.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 6'11" x 2'11" (2.11m x 0.89m)

HALLWAY

CLOAKROOM 5'06" x 2'09" (1.68m x 0.84m)

LIVING ROOM 14'8" x 11'06" (4.47m x 3.51m)

KITCHEN 26'10" x 15'05" (8.18m x 4.70m)

CONSERVATORY/DINING ROOM 13'10" x 9'10" (4.22m x 3.00m)

UTILITY/GARAGE 12'02" x 8'01" (3.71m x 2.46m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'0" x 11'09" (3.66m x 3.58m)

EN-SUITE SHOWER ROOM 7'10" x 6'10" (2.39m x 2.08m)

BEDROOM TWO 15'07" x 7'09" (4.75m x 2.36m)

BEDROOM THREE 11'09" x 10'10" (3.58m x 3.30m)

BEDROOM FOUR 8'11" x 7'10" (2.72m x 2.39m)

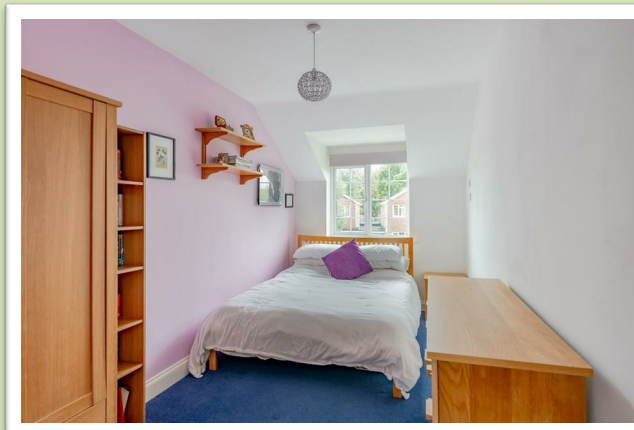
FAMILY BATHROOM 9'05" x 5'07" (2.87m x 1.70m)

OUTSIDE

DRIVEWAY PARKING FOR UP TO 3 CARS

REAR GARDEN

NO ONWARD CHAIN



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)