Winchester Court, Porchester Close, Southwater, West Sussex, RH13 9XU

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£185,000

Offered to the market with no onward chain, this stylish and impressively spacious one-bedroom ground floor apartment is located in the ever-popular village of Southwater and is perfectly suited to a wide range of buyers - from first-time purchasers and downsizers to professional investors.

Combining the charm of village living with excellent convenience, the property enjoys easy access to the thriving market town of Horsham, just a short drive away. Southwater itself is known for its strong sense of community, excellent local amenities and beautiful surrounding countryside, including the much-loved Downslink walking and cycling route. Residents benefit from fantastic leisure facilities such as Southwater Country Park, The Ghyl Leisure Centre, clubhouse and village hall, all contributing to a vibrant and active lifestyle.

Entered via a well-maintained communal hallway, the apartment opens into a bright and welcoming entrance space that immediately reflects the high standard of presentation throughout, with modern flooring and a fresh, contemporary décor. The generously proportioned dual-aspect living and dining room forms the heart of the home, offering ample space for both relaxation and entertaining. A separate kitchen is fitted with white wall and base units, tiled flooring, an integrated double oven and electric hob, washing machine and space for a slimline dishwasher.

The spacious bedroom also benefits from a dual aspect, along with fitted wardrobes, soft grey carpeting and a modern colour palette. Completing the accommodation is a recently updated bathroom featuring aqua-panelled walls around the bath with rainfall shower attachment, fitted storage cabinet, LVT flooring and a heated towel rail.

Additional features include a large airing cupboard housing a Megaflo cylinder, fitted electric heating, an allocated parking space, visitor parking and well-kept communal grounds for residents to enjoy.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

STORAGE CUPBOARD 3'0" x 4'03" (0.91m x 1.30m)

LIVING/DINING ROOM 14'07" x 12'07" (4.45m x 3.84m)

KITCHEN 11'0" x 7'02" (3.35m x 2.18m)

BEDROOM 9'10" x 12'08" (3.00m x 3.86m)

BATHROOM 6'05" x 7'01" (1.96m x 2.16m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING SPACE

ADDITIONAL VISITOR PARKING

OUTGOINGS

LEASE LENGTH: 88 YEARS

SERVICE CHARGE: £2,870 PER ANNUM

GROUND RENT: £113.18 PER ANNUM

NO ONWARD CHAIN

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

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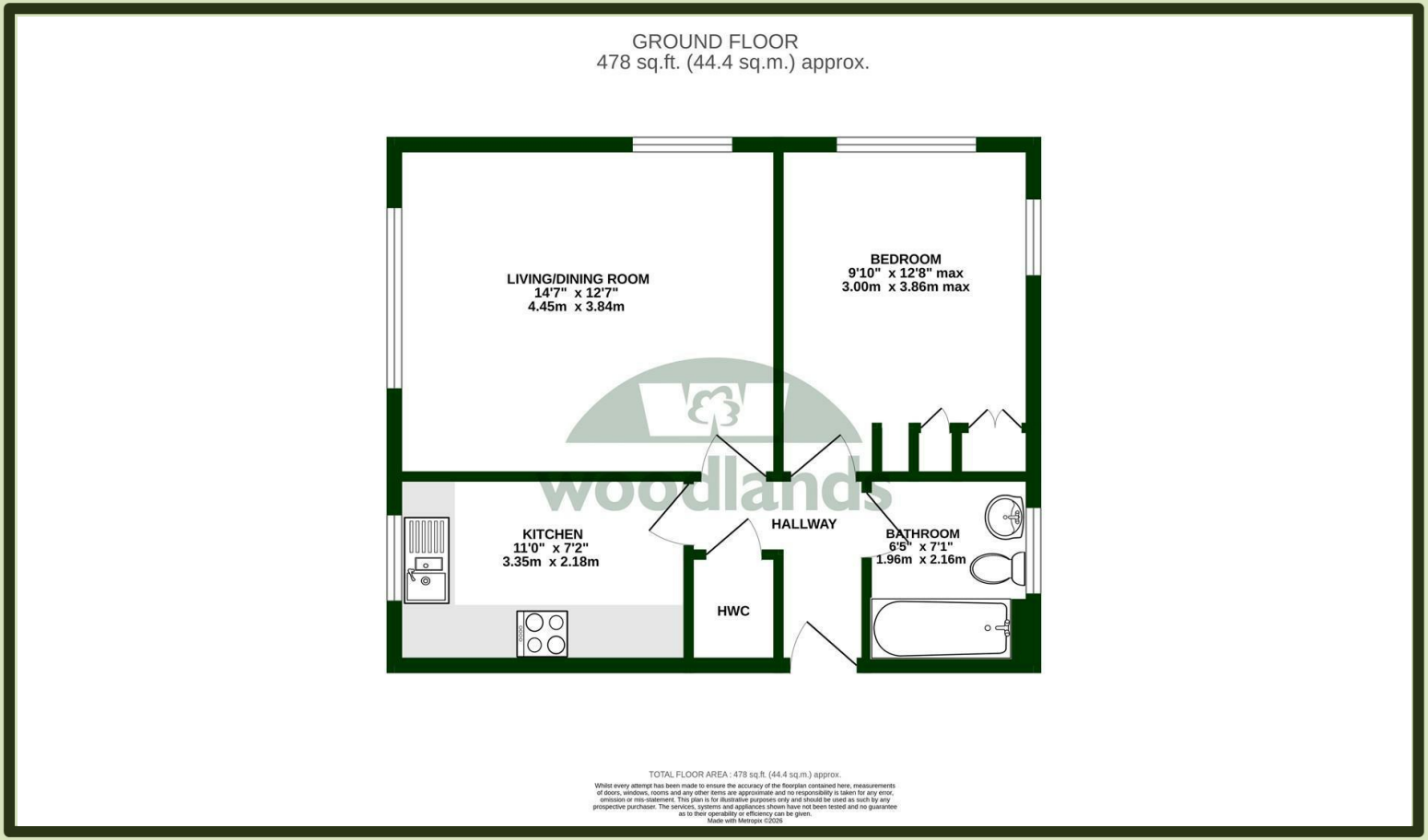


DIRECTIONS: From Horsham proceed in a southerly direction along the Worthing Road (B2237). At the Hopoast roundabout take the second exit and at the next roundabout take the second exit, following the signs into Southwater Village. At the second mini roundabout turn left into Cedar Drive and proceed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

COUNCIL TAX: Band B.

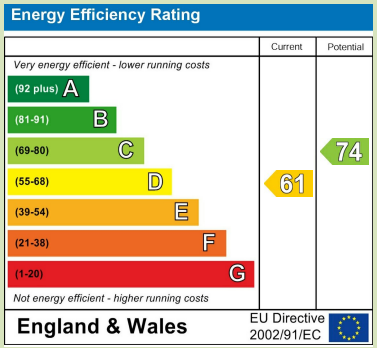
EPC Rating: D.

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.



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