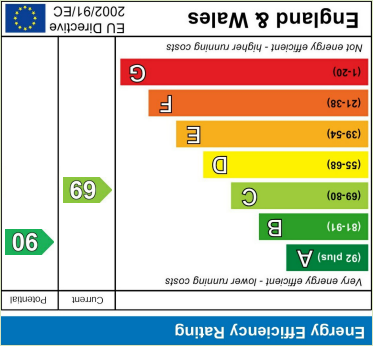
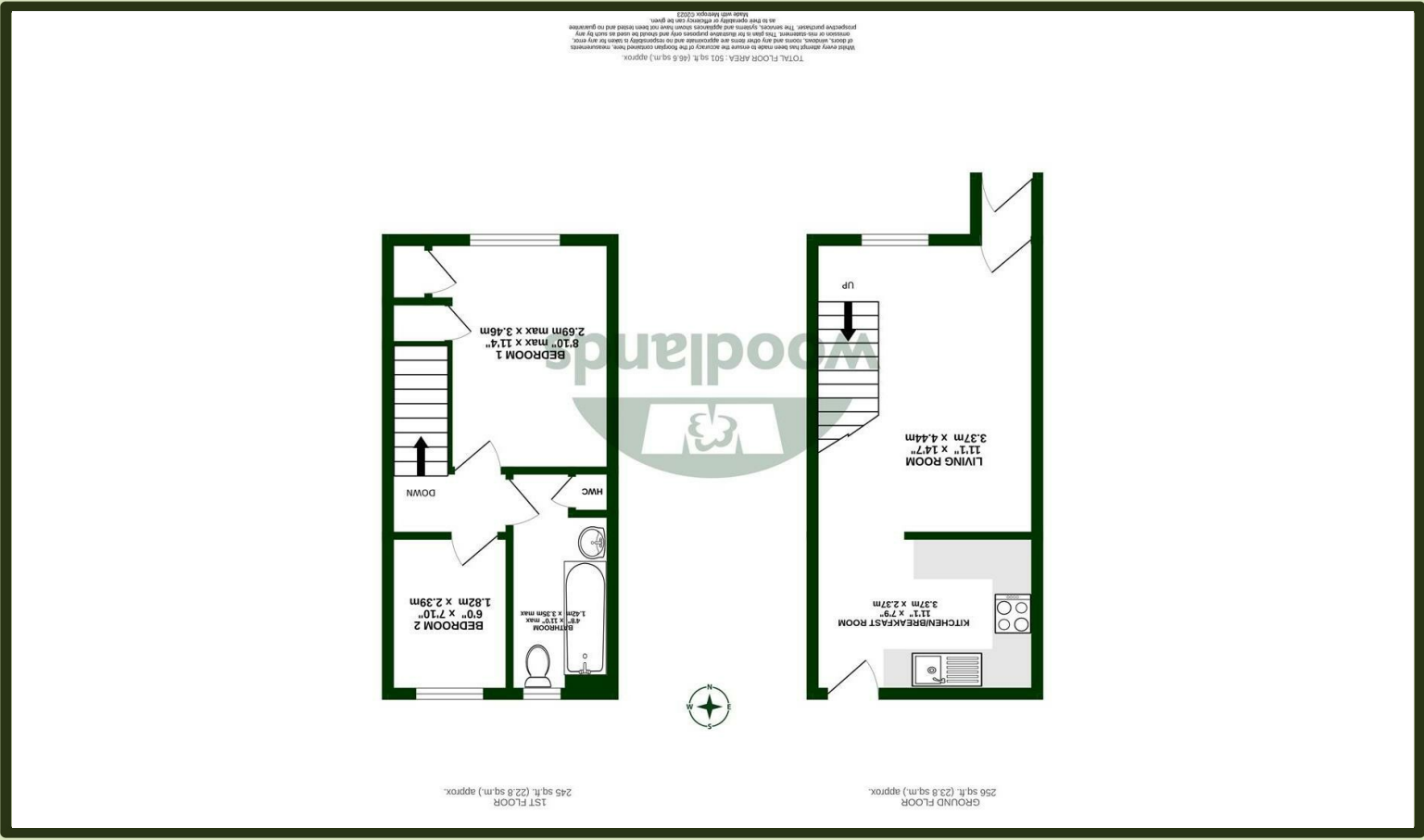




8 Mapledown Close, Southwater, West Sussex, RH13 9UL



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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. Horsham main line Station offers 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 where Mapledown Close is the second turning on the left.

COUNCIL TAX: Band 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 only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, 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.

MISREPRESENTATION ACT





Being sold with no onward chain, and situated in a small cul-de-sac in an a popular village location, this well presented two bedroom terraced house will suit a variety of people - from first time buyers, to professional investors, looking for a house that can commend a strong annual yield in a setting where residents can enjoy the peaceful pace of village life, whilst having the convenience of the thriving market town of Horsham just a few minutes away by car.

Southwater is a popular and vibrant village, with excellent primary schools, a range of independent shops and places to eat. Southwater Country Park and the Downslink offer great walking and cycling routes and there is a range of wonderful facilities that the local community can make use of, including a popular leisure centre, recently completed cricket clubhouse and village hall.

Accessed by an enclosed entrance porch leading into a bright and spacious living/dining room, finished in contemporary tones, this home is a blank canvas for the new owners to put their own stamp on the property. The kitchen is fitted with a good range of base and wall units and also provides space for a small breakfast table and chairs if desired. A door leads out to the rear enclosed garden - south facing, making this the perfect spot for outdoor entertaining in the summer months.

From the living room, stairs lead to the first floor, with two bedrooms and a family bathroom completing the internal accommodation. Externally, the property also benefits from having two allocated parking spaces.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 3'0" x 3'0" (0.91m x 0.91m)

LIVING ROOM 11'01" x 14'07" (3.38m x 4.45m)

KITCHEN/BREAKFAST ROOM 11'01" x 7'09" (3.38m x 2.36m)

FIRST FLOOR

LANDING

BEDROOM ONE 8'10" x 11'04" (2.69m x 3.45m)

BEDROOM TWO 6'0" x 7'10" (1.83m x 2.39m)

BATHROOM 4'08" x 11'0" (1.42m x 3.35m)

OUTSIDE

FRONT GARDEN

SOUTH FACING REAR GARDEN

TWO ALLOCATED PARKING SPACES

NO ONWARD CHAIN

SOUGHT AFTER VILLAGE LOCATION



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