



# Homed:In

18 Station Road, Southwater, RH13 9HQ



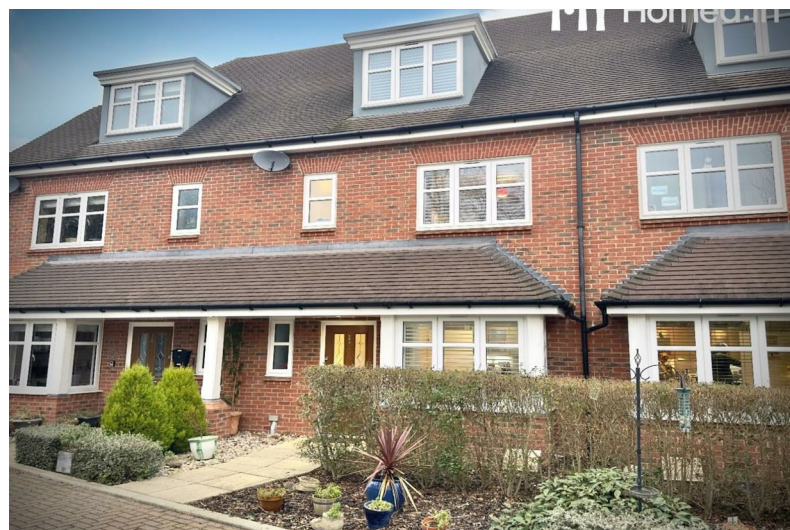
## Kennard Crescent

Southwater, Horsham, RH13 9FH

Offers Over £495,000



# Kennard Crescent



## Description

A striking nearly new build home with big double bedrooms, set in the heart of picturesque Southwater.

- Check Out the VIDEO of this Impressive, Spacious New Build
- Top Floor Bedroom Offers Expansive Space, Ideal for 4th Bedroom
- Unbeatable Downs Link Location for Walks
- Premium Quality Finish Throughout
- Reserved Parking for TWO Cars
- Built by Berkeley Homes in 2020 to High Specification
- Spanning 1,500 Sq Ft of Open Space
- Quiet, Safe Cul de Sac Ideal for Children/Pets
- Unmatched Privacy via 3 Storeys
- A Stunning Example - Enquire Today





# Floor Plan

## Kennard Close, RH13

Approximate Gross Internal Area = 138.3 sq m / 1488 sq ft  
(excludes restricted head height)

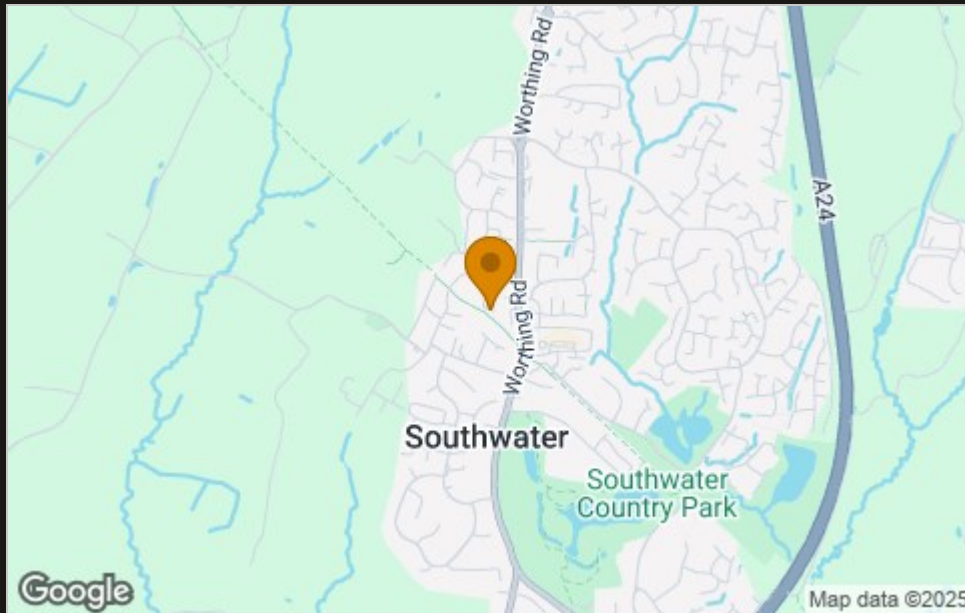
**Ground Floor**

**First Floor**

**Second Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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# Area Map



# Viewing

Please contact our Horsham Office on 01403 597595 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To **GET A FREE VALUATION** Call us on: **01403 597595**  
 or email us at: [info@homedin.co.uk](mailto:info@homedin.co.uk)

# Energy Efficiency Graph

| Energy Efficiency Rating  |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs                     |          |                         |           |
| (92 plus)   | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         |           |
| (69-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| Not energy efficient - higher running costs                     |          |                         |           |
| <b>England &amp; Wales</b>                                      |          | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |           |
| (92 plus)   | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         |           |
| (69-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| <b>England &amp; Wales</b>                                      |          | EU Directive 2002/91/EC |           |