



# Homed:In

18 Station Road, Southwater, RH13 9HQ



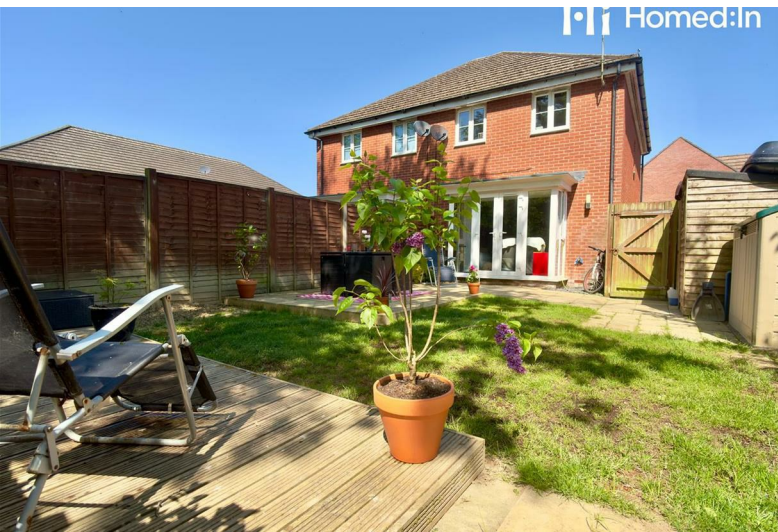
## Martindales

Southwater, Horsham, RH13 9AE

Price Guide £400,000



# Martindales



## Description

A handsome nearly new build, set in a modern and landscaped development, not far from Horsham and Southwater's various facilities.

- Attractive 3 Bedroom Home Close to Horsham, in Modern Quiet Development
- Downstairs WC
- South Facing, Broad Garden
- Not Overlooked from Rear
- A Must View Example, Enquire Today
- Modern, Tasteful Finishing for a Seamless Move
- Bright, Open Living Room-Diner
- Long Driveway for 3 Cars
- Modern Well Kept Development

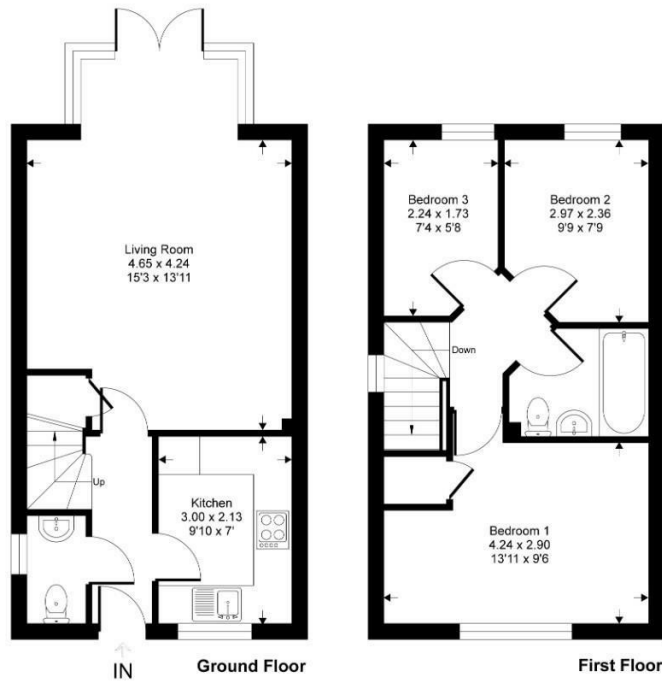




# Floor Plan

## Martindales, RH13

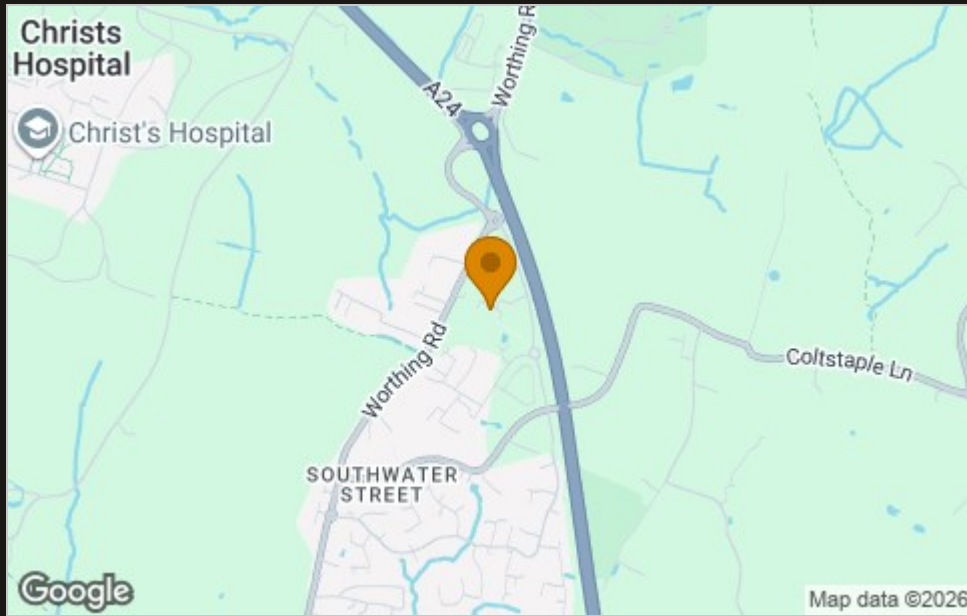
Approximate Gross Internal Area = 69 sq m / 743 sq ft



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



# 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	

# 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.

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 or email us at: [info@homedin.co.uk](mailto:info@homedin.co.uk)