



Homed:In

18 Station Road, Southwater, RH13 9HQ



Station Road

Southwater, Horsham, RH13 9HQ

Price Guide £460,000



Station Road



Description

A truly rare and unique period cottage, situated right in the heart of this popular village, surrounded by shops, restaurants, schools, the Country Park and more.

- Central Location Beside Bus Routes, Shops and Country Park
- 120 ft Garden
- Large Loft Ideal for Extension
- 7 Minute Drive to Horsham
- New Kitchen and Boiler
- Rare Edwardian Home from 1907, Original Features
- Over 1,030 Sq Ft Floorplan including 4.8M Bedroom
- 30 Second Walk to Restaurants, Supermarket and Shops
- Gorgeous Log Burner
- VIDEO TOUR IN TAB OR AT OUR WEBSITE

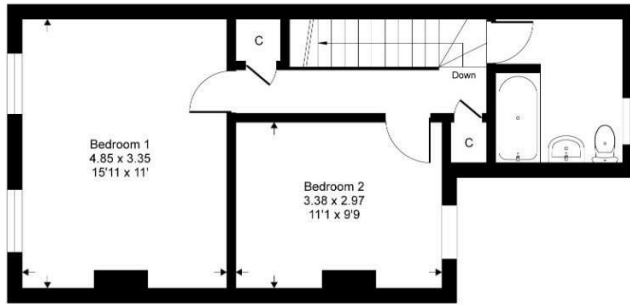




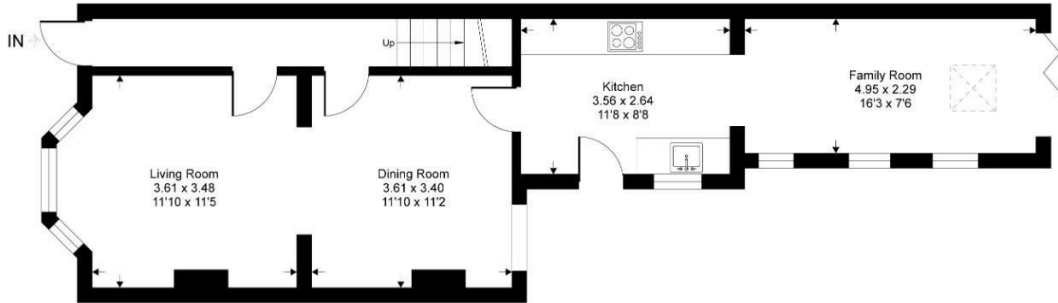
Floor Plan

Station Road, RH12

Approximate Gross Internal Area = 95.5 sq m / 1029 sq ft



First Floor

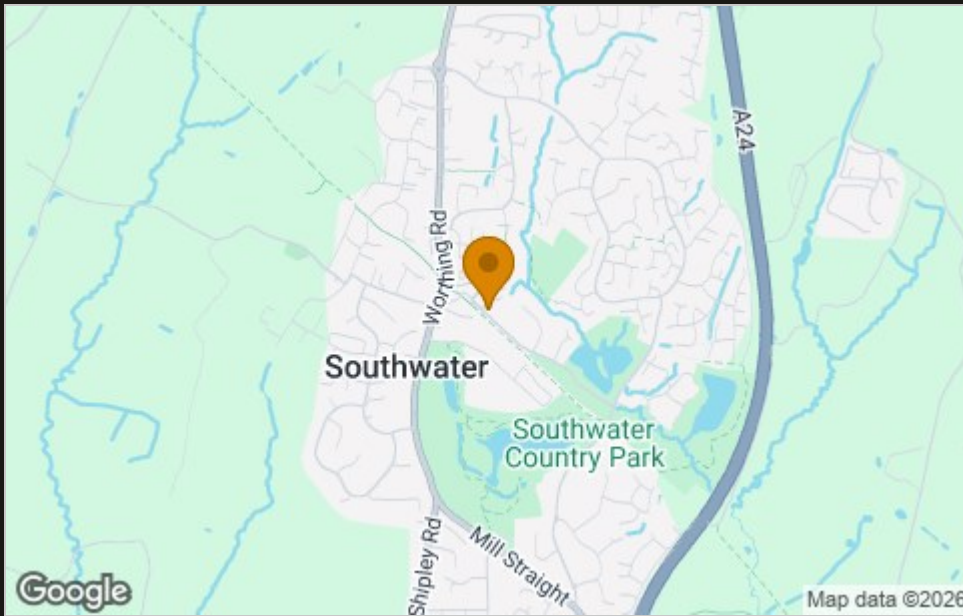


Ground Floor

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



Energy Efficiency Graph

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

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