



# Homed:In

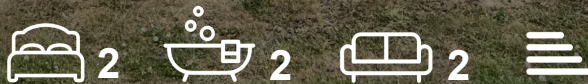
18 Station Road, Southwater, RH13 9HQ



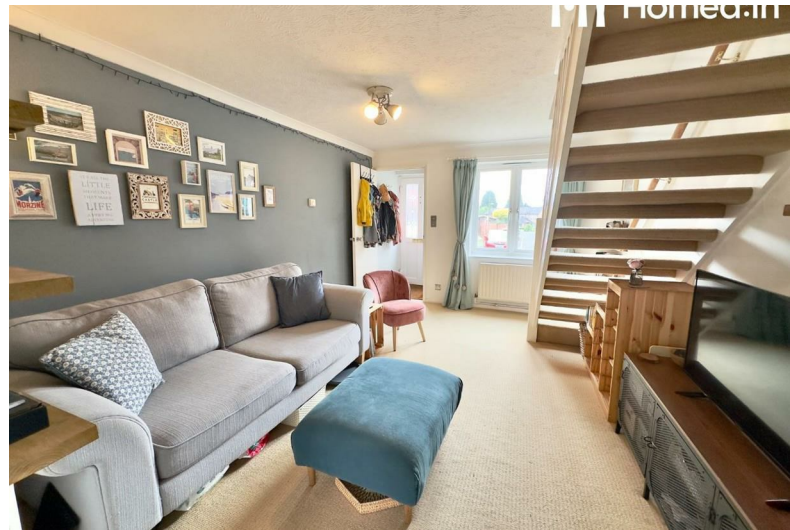
## Dover Close

Southwater, Horsham, RH13 9XX

£330,000



# Dover Close



## Description

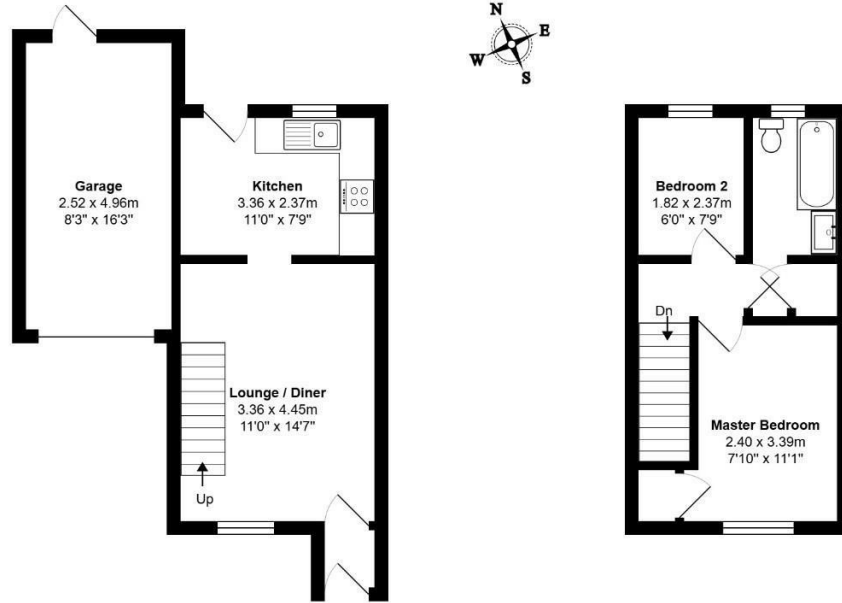
A brilliantly located 2 bed cul de sac home, enjoying a social floorplan and sunny spacious garden.

- Quiet Southwater Cul de Sac - ideal for Pets/Children
- Good Sized Square Kitchen, Space for Table
- Modern Sizeable Bathroom with Big Bath
- WATCH THE VIDEO TOUR IN TAB
- Large Single Garage ideal for Conversion/Extension
- Sunny Broad Landscaped Garden with Garage and Side Access
- Great Location within Street
- Enquire for your Viewing/Sussex Valuation Today



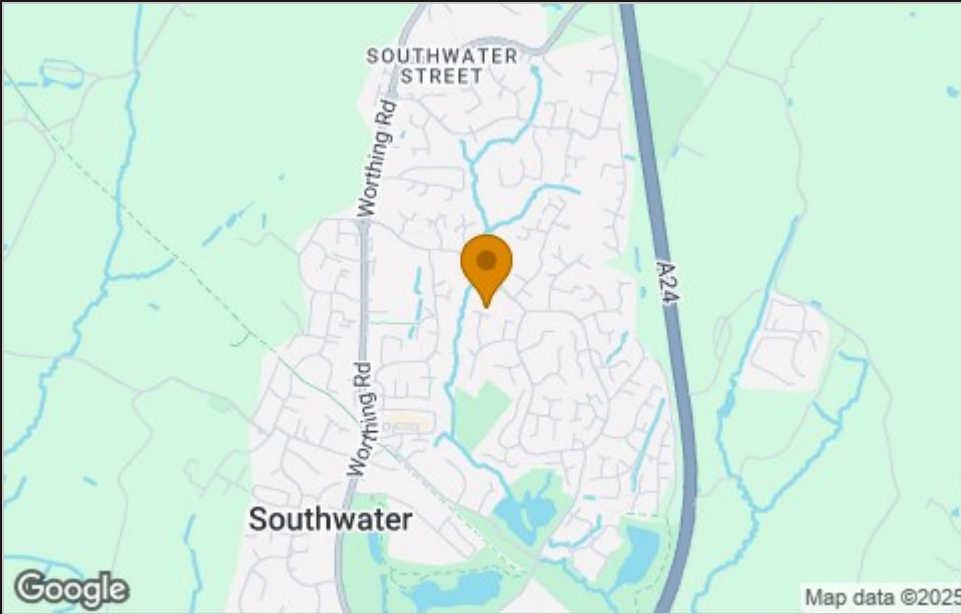


# Floor Plan



Total Area: 61.5 m<sup>2</sup> ... 662 ft<sup>2</sup> (Incl Garage)  
 All measurements are approximate and for display purposes only.  
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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.

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