



# Homed:In

18 Station Road, Southwater, RH13 9HQ



## Walmer Close

Southwater, Horsham, RH13 9XY

Price Guide £400,000



# Walmer Close



## Description

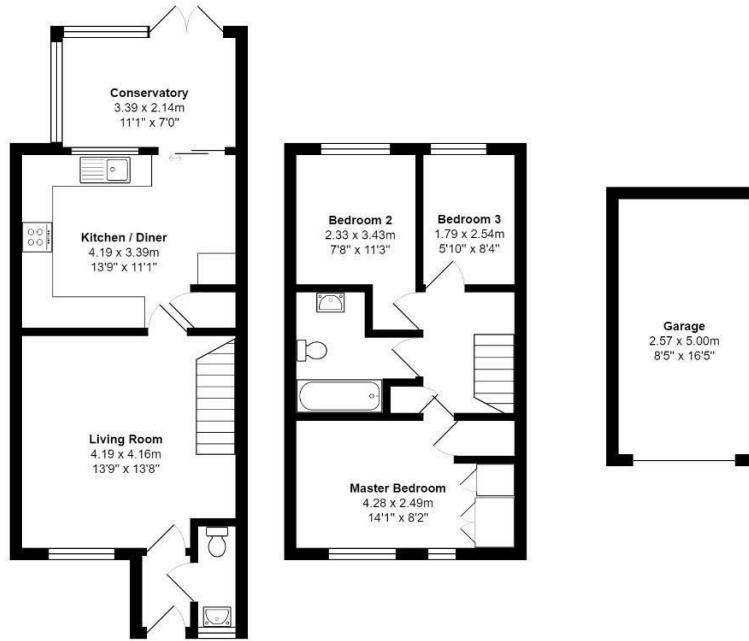
Book your viewing of this superbly upgraded family home with garage and secluded garden, in the popular village of Southwater.

- Garage and Parking RIGHT BESIDE Garden
- Upgraded and Extended
- Nearly New Kitchen
- Premium Feel Karndean Flooring
- Cul de Sac
- Quiet Cul de Sac Location
- Elevated Plot, Not Overlooked
- Immaculate Family Home in Sought-after Southwater
- Viewings Advised
- VIDEO TOUR in tab or our Website



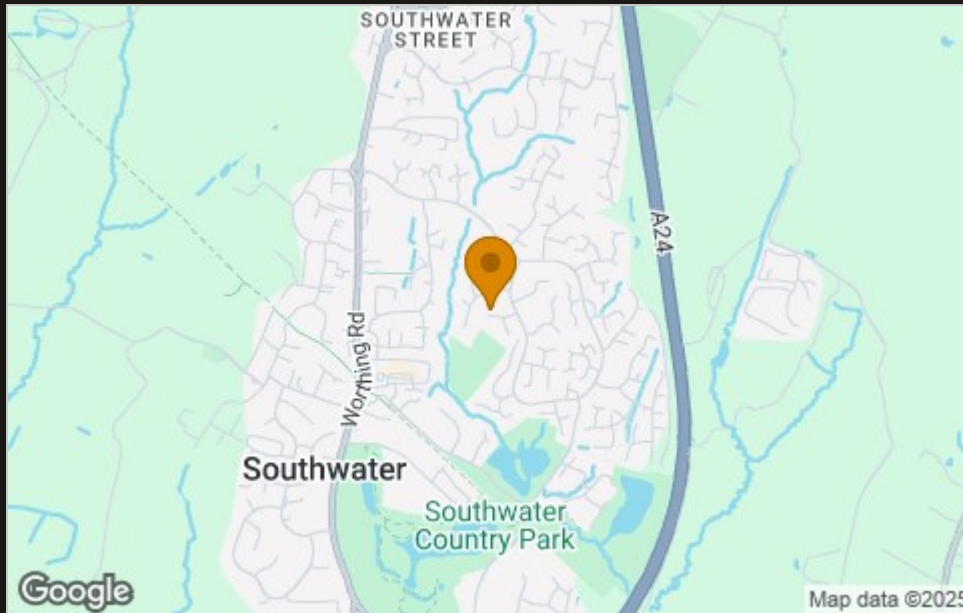


# Floor Plan



Total Area: 88.8 m<sup>2</sup> ... 956 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.

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