



Homed:In

18 Station Road, Southwater, RH13 9HQ

Hi Hom



The Fieldings

Southwater, Horsham, RH13 9LY

£500,000



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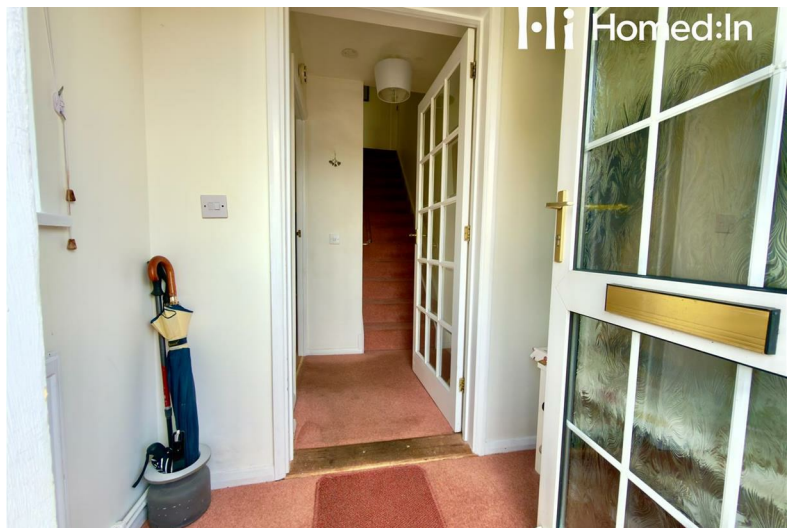
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The Fieldings



Description

- Very Versatile and Well-Rounded Family Home
- Sunny, Secluded South-facing Garden, Drenched in Light
- Super Large En-suite
- Quiet Cul de Sac, Safe for Pets and Children to Enjoy
- Professional Video Tour in Tab or our Website
- Garage Conversion, ideal as Bedroom or Play Room
- 4 Balanced Bedrooms over Generous Landing
- Location is King! Quick Access to Idyllic Country Park
- An Ideal Option for Young Growing Families





Floor 1

- Hallway: 3'8" x 4'3" (1.13 x 1.30 m)
- Sitting Room: 14'3" x 14'11" (4.36 x 4.56 m)
- Kitchen: 9'0" x 12'0" (2.74 x 3.68 m)
- Dining Room: 9'1" x 10'11" (2.78 x 3.35 m)
- Utility Room: 11'4" x 7'8" (3.46 x 2.36 m)
- WC: 3'3" x 4'8" (1.01 x 1.45 m)
- Store: 3'9" x 7'5" (1.17 x 2.27 m)

Floor 2

- Shower Room: 6'6" x 5'6" (1.99 x 1.69 m)
- Bedroom 1: 8'11" x 13'0" (2.73 x 3.99 m)
- En-Suite Bathroom: 10'7" x 8'1" (3.23 x 2.48 m)
- Bedroom 2: 12'7" x 7'11" (3.84 x 2.43 m)
- Bedroom 3: 7'11" x 7'3" (2.42 x 2.22 m)
- Bedroom 4: 7'10" x 7'4" (2.39 x 2.24 m)

Approximate total area⁽¹⁾

1107.62 ft²
102.9 m²

Reduced headroom

174.48 ft²
1.51 m²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

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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 (CO₂) 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		
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