

li Homed:In

18 Station Road, Southwater, RH13 9HQ

li



Martindales

Southwater, Horsham, RH13 9AE

Price Guide £410,000





Description

- Attractive 3 Bedroom Home Close to Horsham
- 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





Martindales, RH13

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

The floor plan consists of two parts: the Ground Floor and the First Floor. The Ground Floor is on the left and features a large Living Room (4.65 x 4.24 / 15'3 x 13'11) with a fireplace and a bay window, a Kitchen (3.00 x 2.13 / 9'10 x 7') with a sink and stove, a bathroom, and a toilet. A staircase labeled 'Up' leads to the first floor. The First Floor is on the right and features three bedrooms: Bedroom 1 (4.24 x 2.90 / 13'11 x 9'6), Bedroom 2 (2.97 x 2.36 / 9'9 x 7'9), and Bedroom 3 (2.24 x 1.73 / 7'4 x 5'8). It also includes a bathroom and a staircase labeled 'Down' leading to the ground floor. An entrance labeled 'IN' is shown at the bottom of the ground floor plan.

Ground Floor

- Living Room: 4.65 x 4.24 (15'3 x 13'11)
- Kitchen: 3.00 x 2.13 (9'10 x 7')
- Bathroom
- Toilet
- Staircase: Up

First Floor

- Bedroom 1: 4.24 x 2.90 (13'11 x 9'6)
- Bedroom 2: 2.97 x 2.36 (9'9 x 7'9)
- Bedroom 3: 2.24 x 1.73 (7'4 x 5'8)
- Bathroom
- Staircase: Down

IN

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.

Copyright House View Media. 2026 - Produced for Homed In

A map showing the location of Christ's Hospital in Horsham, West Sussex. The map features a blue road labeled 'A24 Worthing Rd' running vertically. A blue road labeled 'Worthing Rd' branches off to the left. A blue road labeled 'Coltstaple Ln' branches off to the right. A blue road labeled 'SOUTHWATER STREET' is visible at the bottom. A red pin marks the location of Christ's Hospital, situated on Worthing Rd. The map includes a legend in the top left corner with a red pin icon and the text 'Christ's Hospital'. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

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**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC