

Hi Homed:In

18 Station Road, Southwater, RH13 9HQ

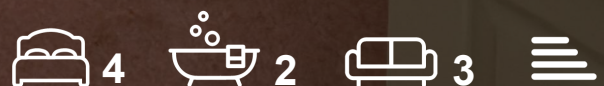
Hi Homed:In



The Fieldings

Southwater, Horsham, RH13 9LY

£500,000



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 with WC, Ideal as 5th Bedroom or Play Room
- 4 Balanced Bedrooms over Generous Landing
- Location is King! Quick Access to Idyllic Country Park; Shops and Motorway
- 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

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.

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
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		
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