



Southwater, West Sussex
Guide Price £600,000 -Freehold


MARTIN&CO

Southwater, West Sussex

- Flexible family accommodation
- Five double bedrooms
- Five reception rooms
- Main bedroom with en-suite bathroom
- Quiet residential close location
- Prime location with Southwater Country Park nearby
- West facing private garden
- Off street parking for numerous vehicles
- Further loft storage room/study
- Double glazing and gas central heating

Offering spacious versatility throughout, this extended, detached family home has over 1,900 sq ft of accommodation across three floors. In our opinion, this home is perfect for those families looking for a degree of separation with five individual reception areas, giving ample space for the large family to spread out and enjoy this fabulous home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

On the ground floor the entrance hall is centrally located giving access to the cloakroom and the previous garage has now been converted to provide a large study with a lovely front aspect, The sitting room has a double glazed lattice bay window, again over the front aspect, with feature fireplace and gas fire. Double doors lead straight through into the dining room which, in turn, give access to the fitted kitchen with a good range of wall and base units and integrated appliances. An archway leads through into the useful breakfast room and to the side of this there is a utility room leading out to the rear garden. Accessed via the breakfast room or dining room is a conservatory area with double glazed French Doors, this room enjoying the full garden vista.

Moving to the first floor, there are four double bedrooms and a family bathroom. On the second floor is the main extension transformation, comprising a large bedroom suite and a huge en-suite bathroom/shower room. The bedroom has a range of fitted wardrobes and glorious views from the rear

aspect windows. Accessed off the second floor landing is a further loft room, perfect for storage, although our client has used this as a second study as it is an extremely peaceful room with loft windows giving excellent light.

Outside

The driveway provides off-street parking for numerous vehicles and one of the main features of this lovely home is the west-facing rear garden which offers a good degree of privacy with large decked area which has seating and lighting. The level lawn has beautifully stocked borders with numerous flowers and shrubs planted giving colour all year round. A further area at the rear houses a useful shed.

Southwater is a thriving village on the outskirts of Horsham and offers a village centre providing a range of shopping facilities that include a supermarket, library, veterinary practice, Post Office, hairdresser as well as a café, numerous restaurants and three village pubs to chose from. Southwater Country Park has 70

acres of lakes and paths close to the village centre. The Park contains a skate park, children's adventure playground and Southwater Water Sports Centre with facilities for sailing and canoeing and plenty to do for the whole family. There is direct access to the Downs Link footpath/cycleway from the Park. The beautiful Christ's Hospital School is nearby which houses the Bluecoat Sports Health and Fitness Centre.

Southwater is close to the A24 which leads to the M23 and M25 with easy access to London and the South Coast. For those needing to commute, the nearby town of Horsham has a mainline station that has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes). There is a regular bus service to Horsham which is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.



There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

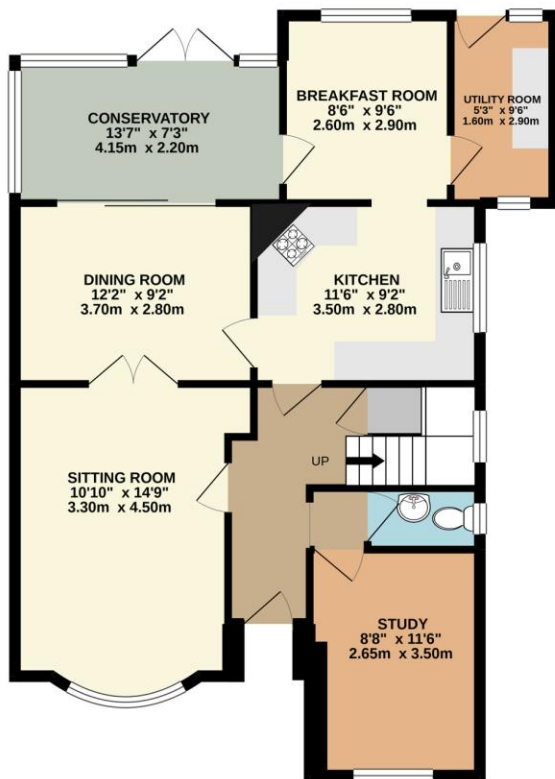
For further information and viewing arrangements please call owners sole agents

Martin & Co – Horsham Branch
01403 248222

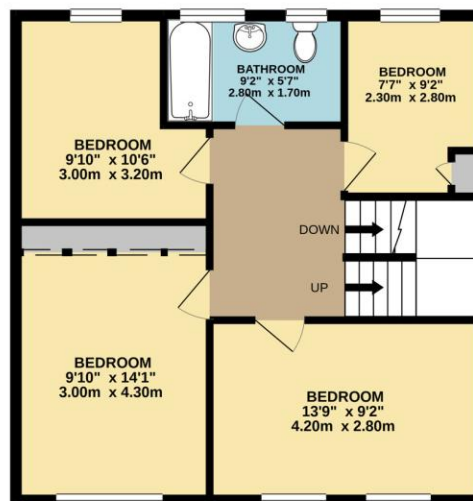




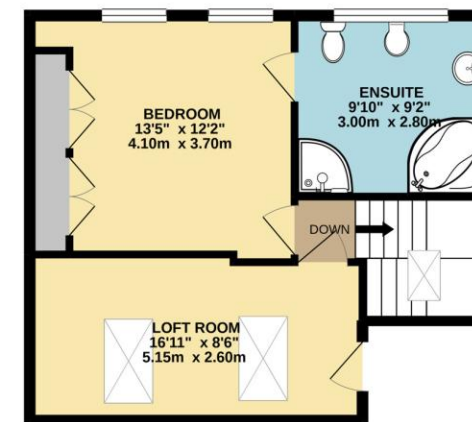
GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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