



9 Bodiam Close, Southwater

Guide Price £635,000

9 Bodiam Close

Southwater, Horsham

This stunning four bedroom, two bathroom detached family home has a superb blend of living and bedroom space arranged over two floors along with garaging and a private rear garden which is ideal for entertaining and social occasions.

On the ground floor the reception hallway welcomes you and leads into the main sitting room with sliding doors opening up onto the rear garden terrace, there is an adjoining study which is ideal as a work from home space. The main social hub of this family home is the open-plan kitchen/dining room which benefits from an Orangery extension with a sky lantern providing a superb feeling of light and space. The kitchen has a range of wall and base cabinets with contrasting granite work surfaces running through. There is a selection of high-end integrated appliances and ample storage space throughout. Further space to the ground floor includes a separate dining room. On the ground floor there is also a cloakroom and direct access from the hall to the garage.

To the first floor; the main bedroom is of generous proportions and has fitted wardrobe space as well as a well equipped en-suite shower room. There are three further bedrooms plus a family bathroom which has a walk-in shower.

Driveway parking leads to the garage which has an up and over door, power and lighting. The rear garden has a patio terrace area which is ideal for outdoor dining and has steps leading to a lawn area. There is also a timber built summerhouse ideal for home hobbies.

- Detached Family Home
- Well Presented Throughout
- Ideal Garden for Socialising



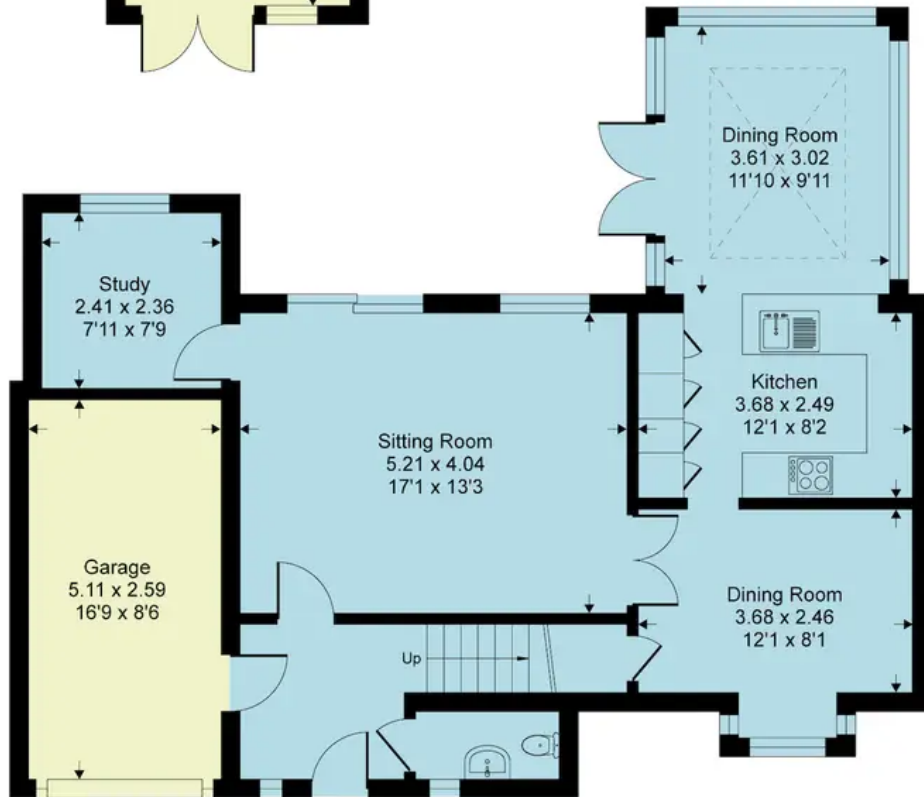
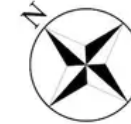
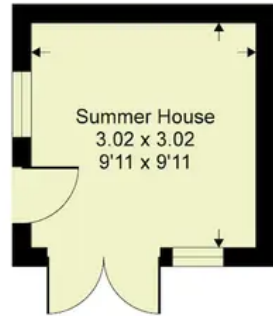
Bodiam Close, RH13

Approximate Gross Internal Area = 129 sq m / 1387 sq ft

Approximate Garage Internal Area = 13 sq m / 142 sq ft

Approximate Outbuilding Internal Area = 9 sq m / 98 sq ft

Approximate Total Internal Area = 151 sq m / 1627 sq ft



Ground Floor

IN



First Floor

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.



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