



3 Walmer Close, Southwater

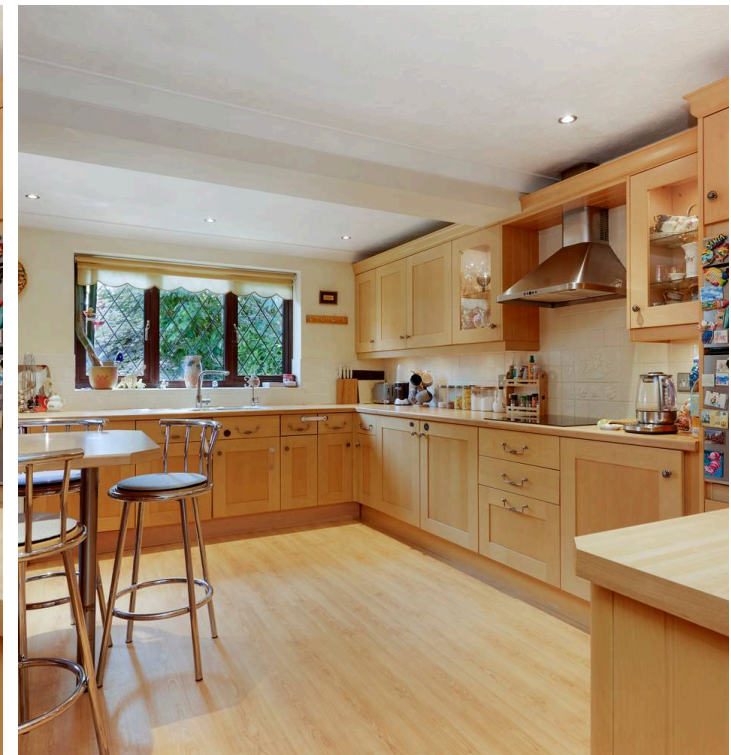
Guide Price £575,000

3 Walmer Close

Southwater, Horsham

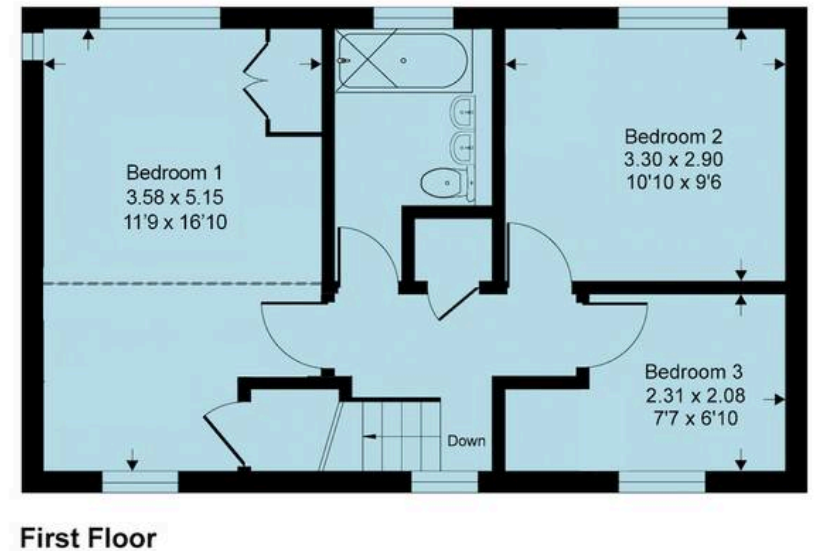
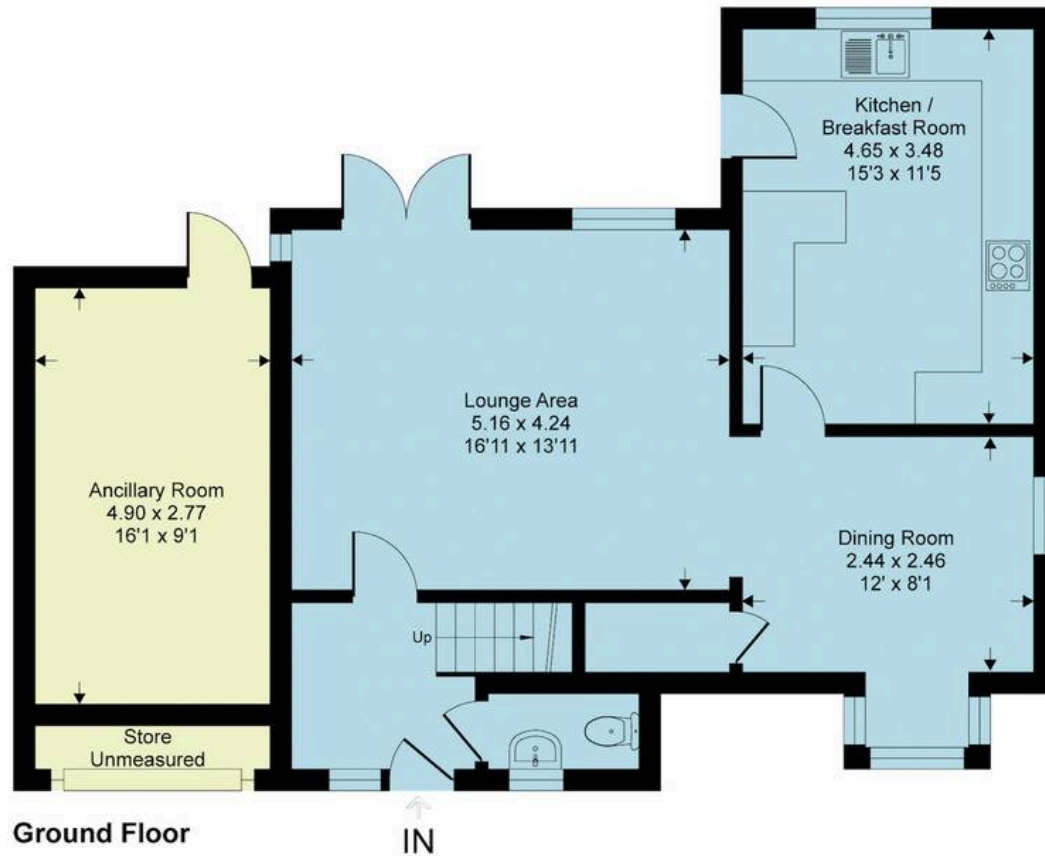
The reception hallway welcomes you and leads through to the main sitting room which has a light and airy feel with double doors opening directly onto the rear garden terrace, there is a quality wooden strip floor that runs through to the dining room area which is ideal for social occasions and enjoys a box-bay window to the front aspect. The kitchen/breakfast room has a selection of integrated appliances within a shaker style kitchen complimented with work surfaces running through, there is a direct access to the rear garden terrace and a useful sit up breakfast bar. Also of note to the ground floor is a downstairs cloakroom which is finished to a modern style. To the first floor; the main bedroom enjoys a triple aspect providing superb degrees of light and space that includes views over the rear gardens, there is a further quality timber strip wooden floor (that runs through the first floor), this bedroom offers potential to be converted two bedrooms as shown within the floor plan. Two further bedrooms are offered to the first floor as well as a stunning, modern and contemporary family bathroom. The bathroom features twin wash hand basins with Roca bathroom-ware complimented with stylish contemporary taps, there is a bath with a wall mounted shower plus a further rain full shower, plus a low level WC; all of which is complimented with Italian style tiling and modern timber cabinetry providing ample storage space.

The property has driveway parking for several cars, the garage has been part converted and offer an excellent ancillary space. The rear garden is a real feature and has been superbly landscaped.



Walmer Close

Approximate Gross Internal Area = 105 sq m / 1129 sq ft
Approximate Outbuilding Internal Area = 14 sq m / 146 sq ft
Approximate Total Internal Area = 119 sq m / 1275 sq ft
(excludes store)



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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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.