

O.I.R.O £499,000 Freehold.



**1, Wild Orchid Way,
Southwater, West Sussex.
RH13 9GA.**

A detached house located in an established and sought after location on the edge of Southwater with all its many facilities including Lintot Square shopping parade. Horsham town centre is also very accessible.

The property has two reception rooms with a 12'00 x 9'04 conservatory located off the dining room. The kitchen is extensively fitted with numerous integrated appliances; the ground floor also has a hall, cloakroom, and utility room.

On the first floor the landing gives access to three bedrooms with the master having an en suite. The family bathroom is well fitted with a white suite.

To the outside is a private drive leading to the Garage.

The rear garden has an approximate depth of 58'00 feet and is mainly laid to lawn, with a patio adjacent the house. A superb Garden Room has recently been erected close to the patio and house, this room is fully insulated, has power and light, and large bi fold doors opening onto the garden.

**EPC RATING=D.
COUNCIL TAX BAND=E.**

Fall.

Staircase to first floor with under stairs cupboard, thermostat for heating, radiator, double opening doors to lounge.

Cloakroom.

WC, corner wash hand basin, radiator, double glazed window.

Lounge. 18'05 into bay x 9'07

Square bay with double glazed windows, 2 radiators, TV point.

Dining Room. 9'08 x 9'05

Radiator, TV point, double glazed sliding doors to: -

Conservatory. 12'00 x 9'04

Brick and Upvc construction with double glazed windows and fitted retractable blinds, radiator, tiled flooring, 2 sky light vents, central ceiling fan, double glazed double opening doors leading to garden.

Kitchen. 11'05 x 9'04

Fitted with a range of shaker style units with wood effect work surfaces and comprising: - Full length work surface with inset sink unit and mixer tap, integrated dish washer, integrated fridge, base cupboards and drawers, ceramic hob with double oven under, range of matching eye level units, extractor hood over hob, light oak flooring, double glazed window, access to roof space.

Utility Room. 9'04 x 4'00

Matching work surfaces with inset sink unit, base cupboards, integrated freezer, space and plumbing for washing machine, wall mounted gas fired boiler, eye level units, double glazed window, door to outside.

Landing.

Access to roof space, airing cupboard.

Bedroom 1. 11'00 x 9'03

Fitted double wardrobe, double glazed window, and radiator. TV point.

En Suite.

Tiled shower cubicle, pedestal wash hand basin, WC, Part tiled walls, shaver point, double glazed window, radiator.

Bedroom 2. 9'07 x 9'03

Radiator, double glazed window.

Bedroom 3. 6'10 x 6'09

Radiator, double glazed window.

Family Bathroom.

White suite comprising: - Panel bath with twin hand grips, mixer tap and hand held shower unit, pedestal wash hand basin, WC, radiator, shaver point, double glazed window.

Outside.

The property is approached by a private drive that leads to: -

Integral Garage.

Up and over door, power and light.

Front Garden.

Mainly laid to lawn with several flower beds, side access to: -

Rear Garden. Approximately 58'00 x 27'00

Adjacent the property is a patio with the remainder of the garden mainly laid to lawn with shaped edged and flower and shrub borders.

Garden Room.

Recently constructed and fully insulated, this wonderful addition to the property has double glazed windows with inset blinds, light oak floor, power and light plus large bi-fold doors onto the garden.



Managing Director:
Marcel Hoad

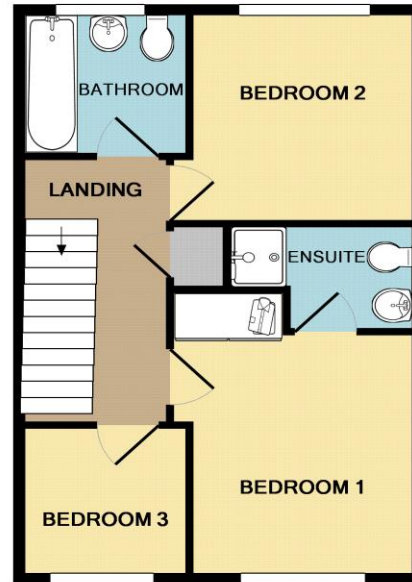
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billingshurst@fowleronline.co.uk

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GROUND FLOOR
APPROX. FLOOR
AREA 787 SQ.FT.
(73.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.4 SQ.M.)

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Fowlers Billingshurst 74 High Street, Billingshurst, West Sussex RH14 9QS

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