



**Bodiam Close
Southwater, RH13 9XW**

**Offers Over
£480,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Bodiam Close, Southwater, RH13 9XW



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LOCATION

This attractive mock Tudor detached house is set within a small cul-de-sac in Southwater, a popular village, set to the south of Horsham. The village centre boasts a good range of shops that includes a large Co-Op convenience store, a coffee shop, an Indian restaurant and choice of two pubs. In addition, there is also a Boots pharmacy, Doctor's surgery and library. The village also has two primary schools, Southwater Academy & Castlewood, and Southwater Country Park, that features 70 acres of countryside a large lake and a Dinosaur Park too! Horsham town centre, with its extensive range of independent retailers and major High Street brands, including John Lewis & Oliver Bonas, is a short drive away. The town also has a wide range of bars, restaurants and coffee shops, an Everyman Cinema, main line station and The Capitol Theatre.

ACCOMMODATION

Tenure: Freehold

The property offers good-sized accommodation, with potential to extend (STPP). The ground floor offers an entrance hall, with a downstairs cloakroom, that leads into a living room, with a double glazed window to the front and an archway that leads to a separate dining room (although

this could easily be fully opened). There is also a modern fitted kitchen with a good range of floor and wall mounted units, with integrated appliances and a walk-in larder. The first floor offers three bedrooms, a bathroom, with bath and integrated shower and an airing cupboard.

OUTSIDE

To the front of the house, there is a well-tended area of lawn, with two inset mature trees and an adjacent driveway, with parking for 2 vehicles. This leads to an attached garage, with up and over door, overhead storage, power, lighting and a door to the garden. The rear garden is West facing and offers a good level of seclusion, with mature trees and shrubs set to the rear,. There is a large paved patio, with ample space for family gatherings, that extends to the side of the kitchen, so there is a good potential to extend (STPP). The remainder of the garden is laid to lawn, with well-stocked flower and shrub borders.





Buses

6 minute walk



Shops

Lintot Square
0.3 miles



Trains

Christ's Hospital – 2.8 miles
Horsham – 3.6 miles



Airport

Gatwick
15.3 miles



Roads

M23
9.3 miles



Sport & Leisure

The Ghyll
3 minute walk



Rental Income

£1,700 pcm



Schools

Southwater
Infant/Junior Academy
Castlewood Primary
Tanbridge House



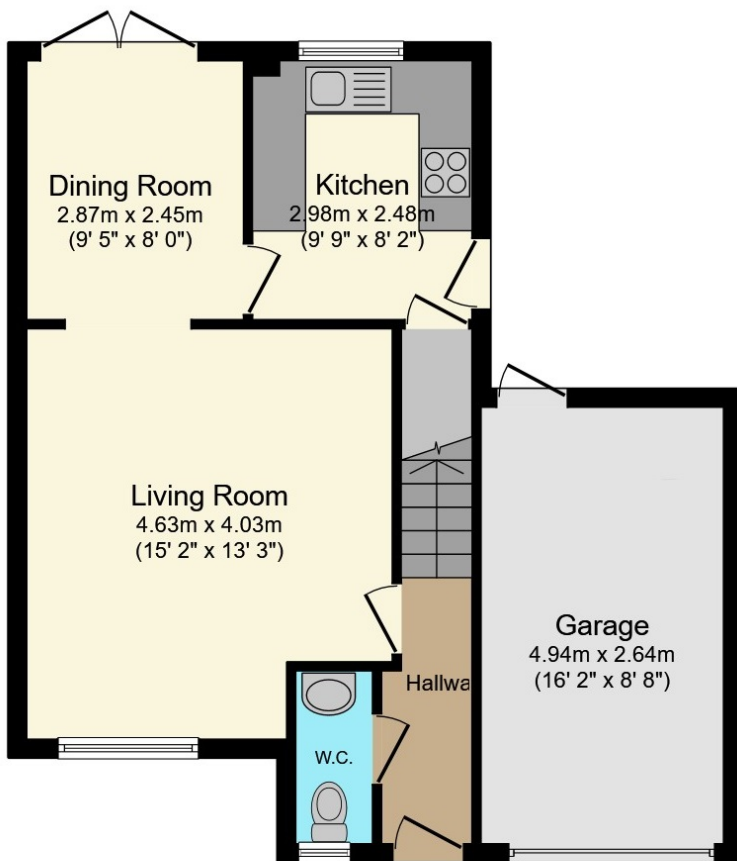
Fibre Broadband

Up to 920 Mbps

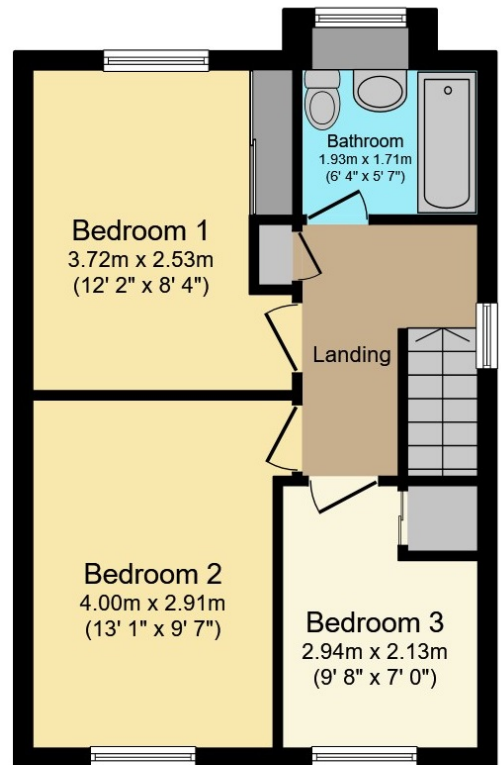


Council Tax

Band E

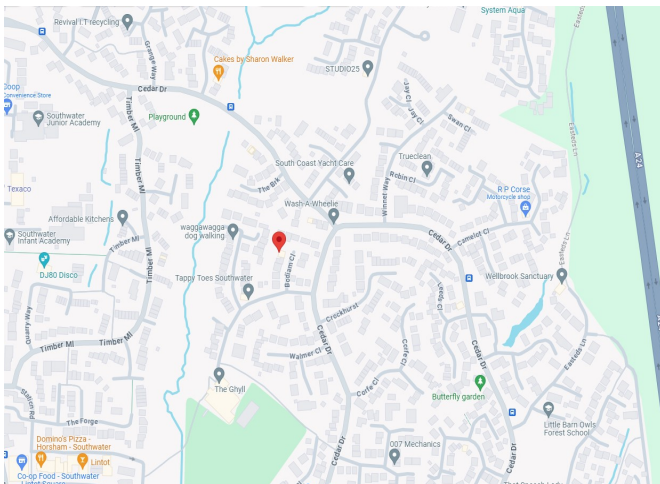


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,011 sq ft / 94 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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