



**Jay Close  
Southwater, RH13 9TT**

**£330,000**

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

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Southwater, RH13 9TT**



#### LOCATION

This fantastic 2 Bed End of Terrace home in Southwater is on the market for the first time since being built in 1991, and is being sold with no chain. The property is located less than 15 minutes walking distance from Southwater's charming village centre, Lintot Square, which boasts a Co-op and a Boots alongside independent traders, as well as places to eat, a vet, a dry cleaners, and even a library. This area also benefits from two schools and a 90 acre country park and lake. Despite its village location, Southwater is only 3.5 miles from Horsham, with its wider array of shops and facilities and its easy commute to London.

#### PROPERTY

Tenure: Freehold

This end of terrace property is exquisitely appointed, and its spacious, bright rooms make it a versatile living space for singles, couples and small families. Tucked away in the corner of a quiet cul-de-sac, the house has two bedrooms, a bathroom, a kitchen/diner and living room. The primary bedroom is generously proportioned and bathed in natural light, creating a warm and relaxing environment. The second bedroom has views over the garden and can accommodate a standard double bed. The open-plan living room is a bright,

friendly and welcoming space. The large kitchen/diner, while in need of some modernisation, enjoys an abundance of natural light. In summary, this property is a harmonious fusion of comfort, convenience, and style. It is in excellent decorative condition, and its neutral palette allows the new owners the freedom to imprint their style, making it the perfect canvas on which to create their dream home.

#### OUTSIDE

The well-maintained rear garden, with its lawn and two patio areas, is a serene space for relaxation and outdoor enjoyment. The garden benefits from a large outbuilding (approximately 8 square metres). The front of the property is equally appealing, with a driveway for two cars and a well-maintained front garden.

This property is an ideal home for anyone looking to live in a tranquil environment with easy access to essential amenities. It combines the best of comfort and convenience, offering spacious interiors, a well-arranged layout, and a welcoming outdoor space. The property's good condition and unique features make it a standout choice for potential homeowners.





**Buses**

4 minute walk



**Shops**

Lintot Square  
12 minute walk



**Trains**

Horsham – 3.9 miles  
Christ's Hospital – 4.1 miles



**Airport**

Gatwick  
19.2 miles



**Roads**

M23  
10.3 miles



**Sport & Leisure**

The Ghyll  
7 minute walk



**Rental Income**

£tbc



**Schools**

Castlewood Primary  
Southwater  
Infant/Junior Academy  
Tanbridge House



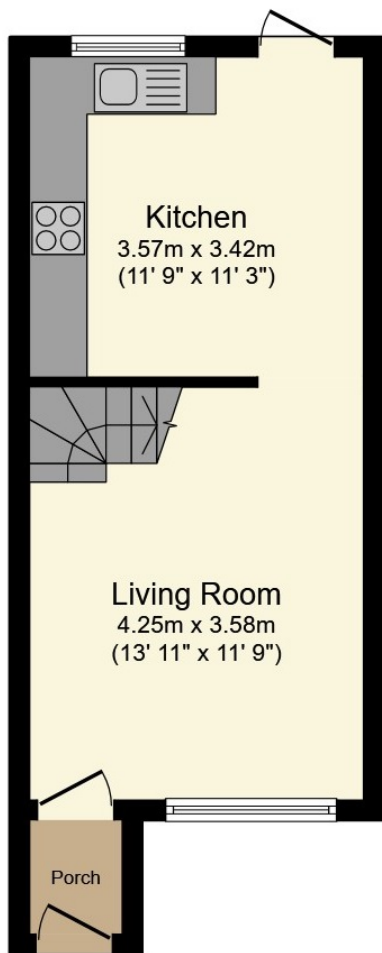
**Fibre Broadband**

Up to 920 Mbps

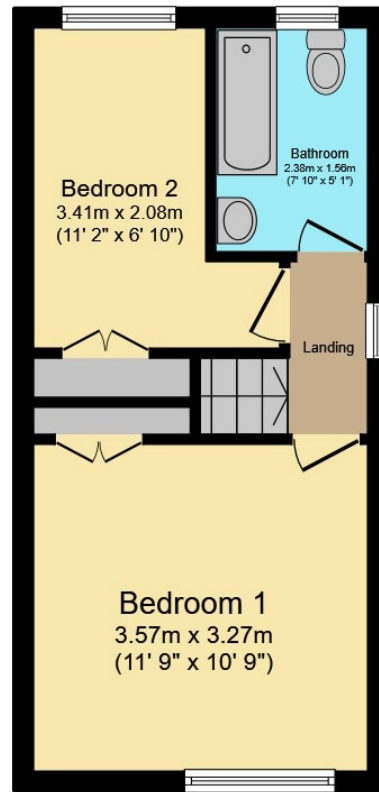


**Council Tax**

Band C

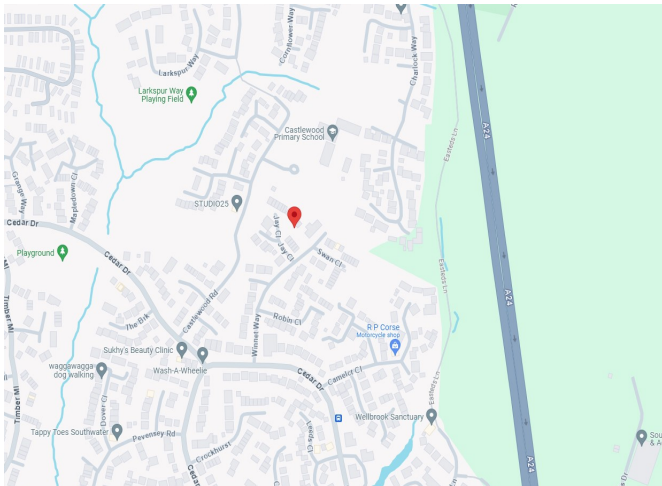


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**598 sq ft / 56 sq m**

EPC Rating

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      |           |
| (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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