



**College Road  
Southwater, RH13 9TH**

**£220,000**

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



## LOCATION

This well-positioned ground-floor flat in the peaceful Southwater area, just a short drive from Horsham town centre. Local amenities, including shops, schools, and cafés, are nearby, while Southwater's parks and green spaces offer plenty of outdoor options. Horsham station is easily accessible, providing direct services to London for commuters. The property offers quick access to the A24 and Gatwick airport.

## PROPERTY

College Road is a light and airy two-bedroom ground-floor flat that offers a practical and comfortable living space. The spacious living/dining room provides a welcoming area to relax or entertain, with large windows allowing natural light to flood the room. The modern kitchen is well-equipped with contemporary units, offering plenty of storage and worktop space. Both bedrooms are double rooms, with the master including built-in wardrobes. The property also benefits from a well-maintained and modern shower room that features a heated towel rail. Double glazing throughout ensures the flat is energy efficient and quiet, providing year-round comfort. With its neutral décor, this home offers a blank canvas for those looking to make it their own, making it perfect for first-time buyers or investors alike.

## OUTSIDE AND PARKING

This property benefits from a front patio garden, ideal for enjoying the sunnier days, in addition to the well maintained communal gardens. The property also offers a separate garage, ideal for private parking or providing additional storage space. There is also ample on street parking to accommodate visitors.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 99 Years from 24 June 2014

Service Charge: £tbc per annum

Service Charge Review Period: tbc

Ground Rent: £tbc per annum

Ground Rent Review Period: tbc

## AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.







#### Buses

1 minute walk



#### Shops

Lintot Square  
10 minute walk



#### Trains

Christ's Hospital – 3.1 miles  
Horsham – 4.2 miles



#### Airport

Gatwick  
20.2 miles



#### Roads

M23  
10.5 miles



#### Sport & Leisure

The Ghyll  
13 minute walk



#### Rental Income

£1,250 pcm  
Rental Yield – 6.8%



#### Schools

Southwater  
Infant/Junior Academy  
Castlewood Primary  
Tanbridge House



#### Broadband

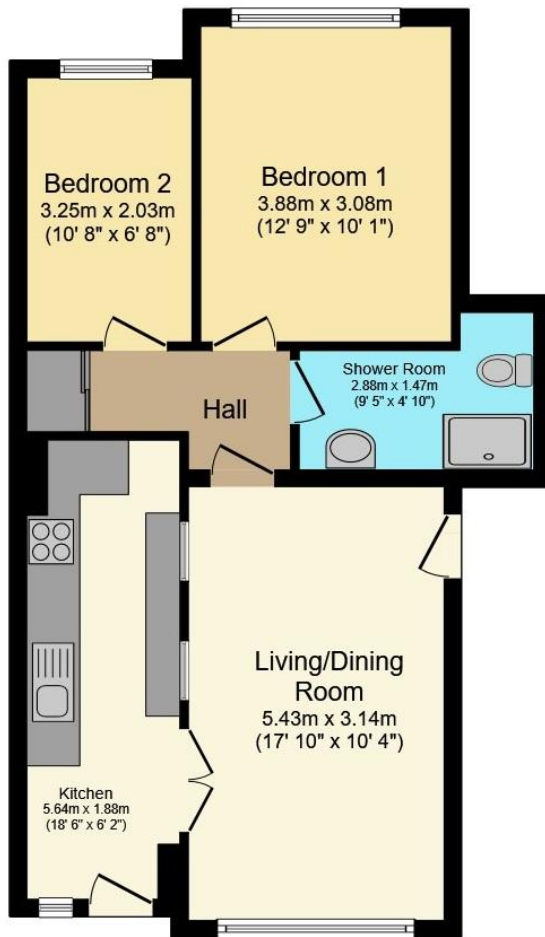
Up to 72 Mbps



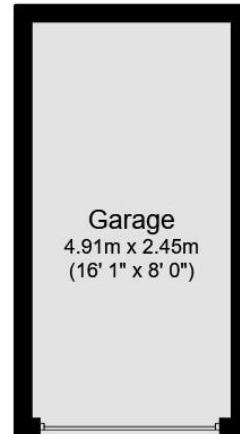
#### Council Tax

Band C



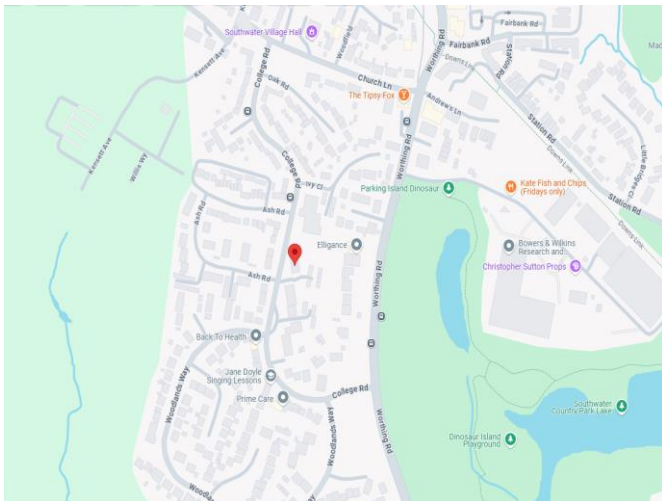


Floor Plan



Garage

#### Map Location



#### Total Approximate Floor Area

**611 sq ft / 57 sq m**

#### EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by  
appointment through Brock Taylor

**01403 272022**  
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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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