



**Coote Mews  
Southwater, RH13 9FY**

**Offers In Excess Of  
£500,000**



## LOCATION

Situated in the peaceful cul-de-sac of Coote Mews in Southwater, this property offers a blend of tranquility and convenience. The area has a strong sense of community, making it ideal for families and professionals alike. Residents benefit from proximity to local amenities, including shops, cafes, and reputable schools such as Southwater Infant Academy and Tanbridge House School. Excellent transport links are available, with Horsham town centre and mainline station just a short drive away, providing direct services to London. The nearby A24 ensures easy access to the South Coast and beyond.

## PROPERTY

Tenure: Freehold

This modern three-bedroom detached house is thoughtfully designed to accommodate contemporary living. The ground floor features a spacious living area, perfect for relaxation and entertaining guests. A separate, well-appointed kitchen and a convenient utility room provide ample space for household tasks. Additionally, there's a ground-floor WC for added convenience.

Upstairs, the property offers three generously sized double bedrooms. The master bedroom boasts an en-suite bathroom, while the remaining bedrooms share a well-equipped family bathroom. Large windows throughout the home ensure an abundance of natural light, creating a warm and inviting atmosphere.

The property's layout is both functional and versatile, catering to the needs of modern families. High-quality finishes and attention to detail are evident throughout, making this home move-in ready. Whether you're a growing family or seeking a comfortable space to work from home, this property offers the perfect blend of comfort and practicality.

## OUTSIDE AND PARKING

The property boasts a well-maintained rear garden, offering a private outdoor space for relaxation and recreation. An outbuilding, currently utilised as a gym, presents the flexibility to be converted into a home office or studio, catering to various lifestyle needs. The garden's layout provides ample space for outdoor dining and gardening enthusiasts.

At the front, a driveway accommodates parking for 2-3 vehicles, ensuring convenience for residents and visitors alike. The property's exterior combines functionality with aesthetic appeal, featuring a charming façade that complements the quiet and friendly neighborhood of Coote Mews.







#### Buses

6 minute walk



#### Shops

Lintot Square  
1 mile



#### Trains

Christ's Hospital – 4 miles  
Horsham – 4.7 miles



#### Airport

Gatwick  
17.5 miles



#### Roads

M23  
10.8 miles



#### Sport & Leisure

The Ghyll  
1.3 miles



#### Rental Income

£tbc pcm



#### Schools

Southwater  
Infant/Junior Academy  
Catlewood Primary  
Tanbridge House



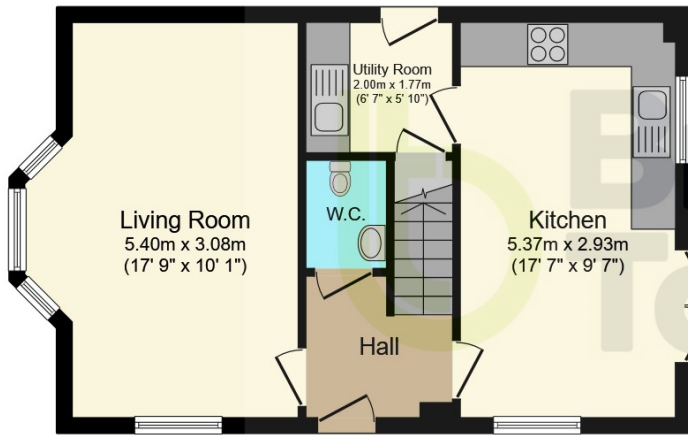
#### Broadband

Up to 67 Mbps

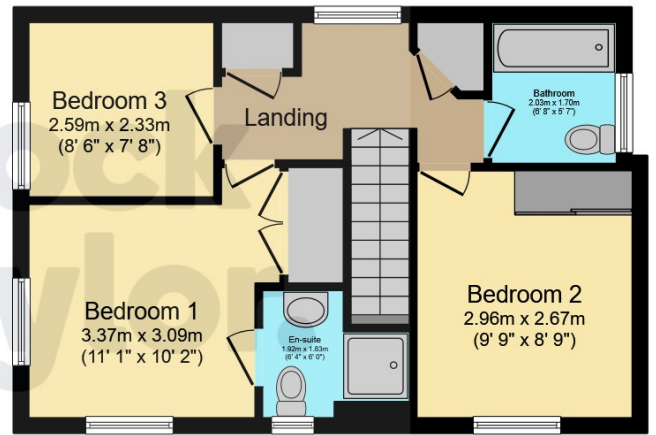


#### Council Tax

Band E

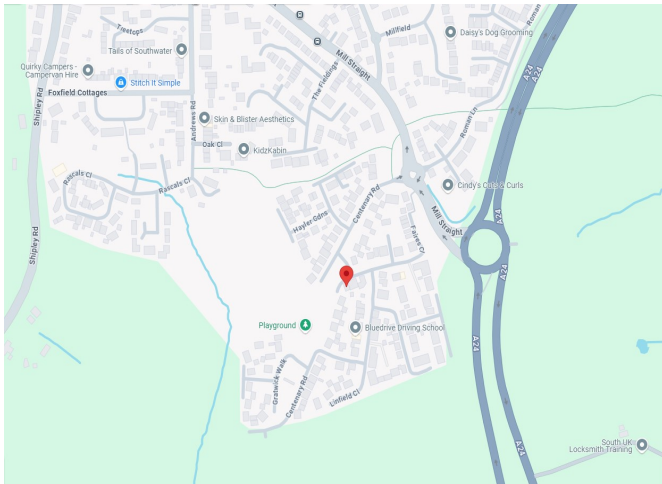


Ground Floor



First Floor

## Map Location



## Total Approximate Floor Area

**912 sq ft / 85 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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