



**Timber Mill  
Southwater, RH13 9SP**

**Offers Over  
£430,000**



#### THE LOCATION

The property is conveniently positioned within a popular residential road, that is within a short walk of the Southwater village centre, featuring a good range of local shopping facilities, including a large Co-Op and a range of take away restaurants, The Lintot & The Topsy Fox pubs and a Doctor's Surgery. Southwater Country Park features an attractive Lake, with water sports, fishing and extensive pathways, a cafe & visitor centre and a Dinosaur adventure play park. The house is also positioned within close proximity of Southwater Infants and Junior Academy schools, in addition to The Ghyll a sports and leisure facility and The Downs link a repurposed rail line running between Guildford & Shoreham. Horsham's thriving town centre, with its wide selection of shopping facilities, an Everyman Cinema, The Capitol Theatre and Horsham main line station is a short drive or bus ride from Southwater too.

#### ACCOMMODATION SUMMARY

The property offers well-planned accommodation, arranged across two floors, approached through a good-sized entrance hall, with stairs and a downstairs cloakroom. This leads to a generous living room, with bi-fold doors opening to the garden, a contemporary well-equipped kitchen, with a

good range of units, integrated appliances including a steam oven, washer/dryer, dishwasher and fridge/freezer. The ground floor also features a study, that could also be used as a bedroom. The first floor accommodation features two bedrooms, with a well-equipped contemporary bathroom suite and access to a loft with fitted ladder.

#### PARKING & GARDENS

To the front of the property there is a private shingled driveway with off street parking for approximately 2 vehicles, with an electric vehicle charging point. A side pathway leads to the front door and provides access to a well-proportioned private garden, with a large paved patio, that leads to a lawned rear garden, offering a good level of seclusion. The garden is enclosed by fencing, with an external power point and lighting.







#### Buses

5 minute walk



#### Shops

Lintot Square  
0.8 miles



#### Trains

Horsham – 3.7 miles  
Christ's Hospital – 3.8 miles



#### Airport

Gatwick  
19 miles



#### Roads

M23  
10.1 miles



#### Sport & Leisure

The Ghyll  
0.6 miles



#### Rental Income

£1,800 pcm



#### Schools

Southwater Infant/Junior  
Academy  
Castlewood Primary  
Tanbridge House



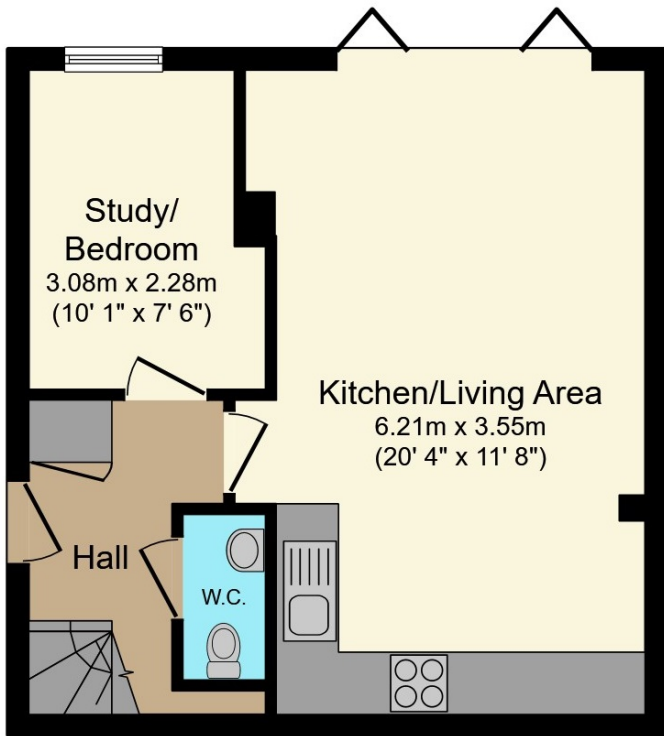
#### Broadband

Up to tbc Mbps

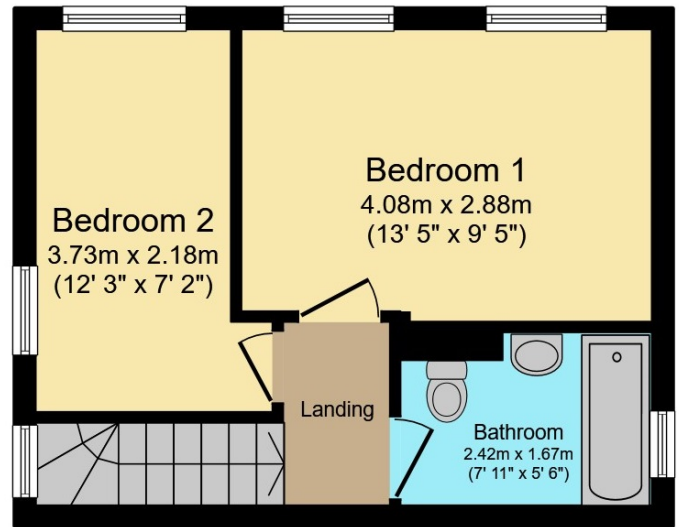


#### Council Tax

Band D

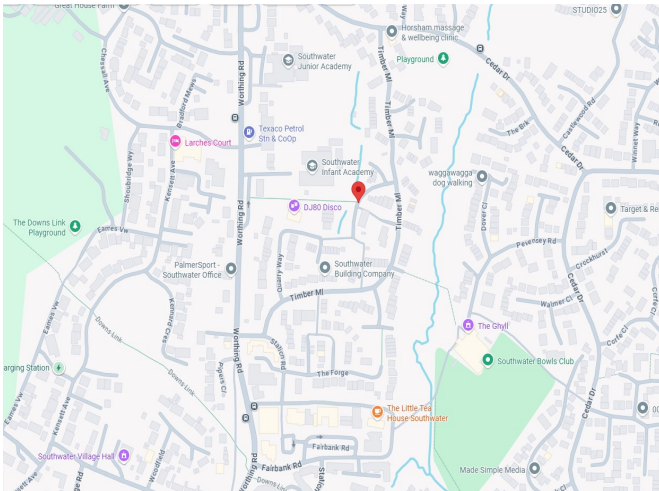


Ground Floor



First Floor

### Map Location



### Total Approximate Floor Area

**754 sq ft / 70 sq m**

### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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		
<b>England &amp; Wales</b>	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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