



**Timber Mill
Southwater, RH13 9SP**

**Offers In Excess Of
£430,000**

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

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. In addition there are two pubs -The Lintot & The Topsy Fox, a Doctor's Surgery and a number of other shops. The popular Southwater Country Park with an attractive Lake, offering water sports, fishing and extensive pathways, a cafe & visitor centre and a Dinosaur adventure play park is also a short walk from the house. The property 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

Tenure: Freehold

This brand new property offers spacious accommodation, arranged across two floors with 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 fully-equipped kitchen, with a good range of modern units and work surfaces, 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.

GARDEN & PARKING

The property offers a private area of parking laid to shingle, comprising two allocated parking spaces and an EV charging point. A side pathway leads to the front door, alongside a gate providing access to a secluded garden, offering a large paved patio, that leads to a lawned rear garden, providing a good level of seclusion. The garden is enclosed by fencing and includes 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



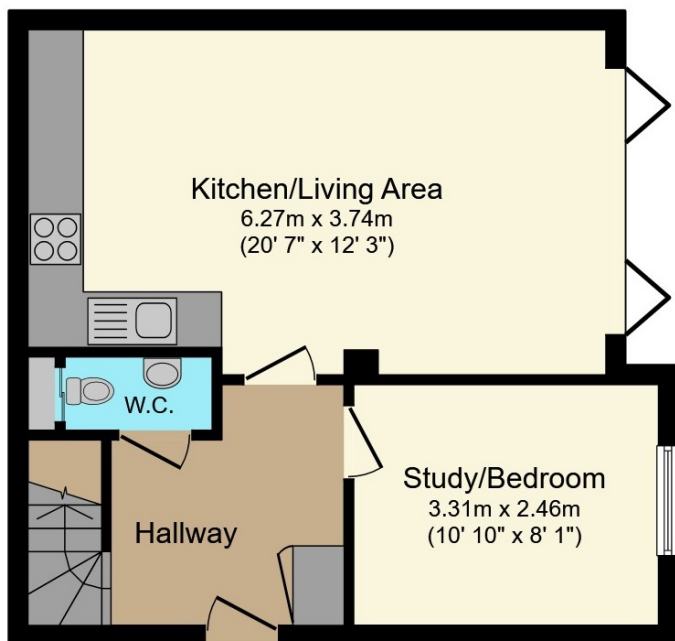
Broadband

Up to tbc Mbps

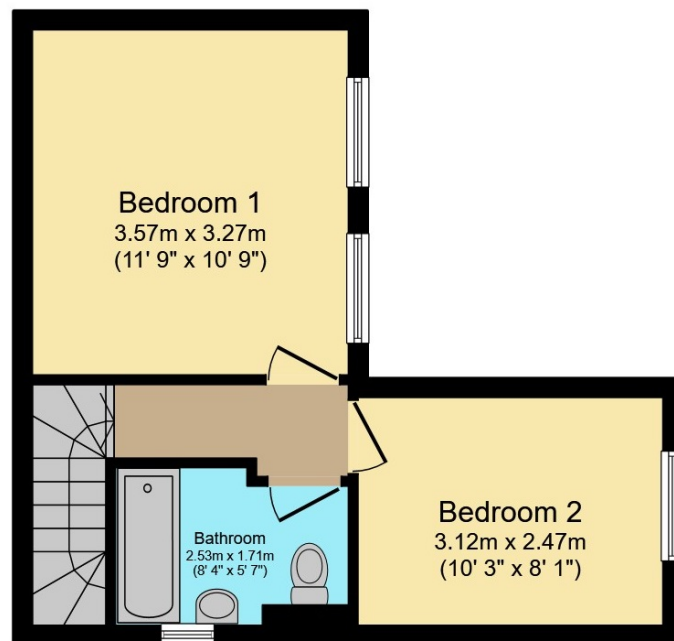


Council Tax

Band D

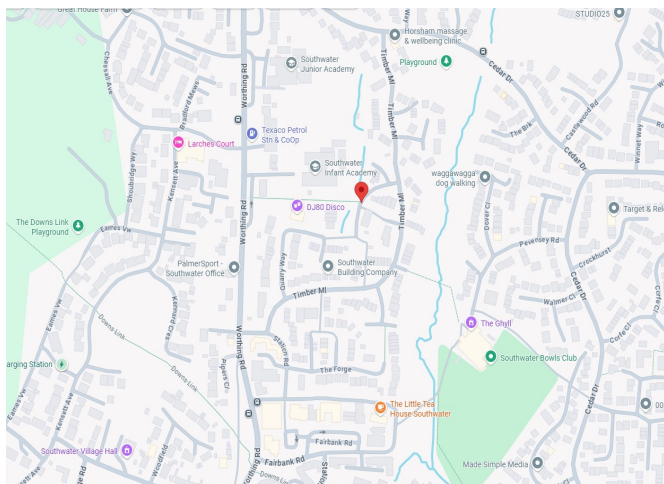


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

780 sq ft / 72 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	88
(55-68) D		
(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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