



**Crockhurst  
Southwater, RH13 9XA**

**Offers Over  
£360,000**

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**Residential sales, lettings,  
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## Crockhurst, Southwater, RH13 9XA

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### THE LOCATION

The property is set within a small cul-de-sac, in this popular village and only a short walk from the picturesque Southwater Country Park & Lake, ideal for long walks, cycle rides and a variety of water sports. The property is also conveniently positioned for access to the Southwater Village centre, with its excellent selection of shops, including a large Co-Op supermarket, coffee shops and restaurants. The village also features two popular schools and offers easy access to Horsham town centre, with its wealth of shopping facilities, restaurants, bars and coffee shops. The town also features a main line station with direct access to London Victoria (55 mins), an Everyman Cinema, The Capitol Theatre and a twice-weekly market .

### ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers spacious accommodation, arranged across two floors, and boasts excellent potential to extend, either to the side, or rear (STPP). There is a generous hallway including a downstairs cloakroom, which leads into a spacious living room, with a large double glazed conservatory that overlooks the garden. In addition, there is a modern fitted kitchen, featuring a good range of modern

matching floor and wall-mounted units, along with integrated appliances. Upstairs, the first floor comprises two double bedrooms and a modern white bathroom suite, complete with a power shower.

### GARDENS & PARKING

To the front of the house there is driveway parking for approximately 3 vehicles, that is laid to brick paviar, with an inset flower bed. This leads to an attached GARAGE, which includes an up & over door, power, lighting, overhead storage and a door providing access to the garden. The rear garden offers a good level of seclusion, featuring a generous patio that leads to a well tended area of lawn, with a timber edged flower bed and base for storage shed. The garden is enclosed by fencing and offers a sought-after west aspect.







#### Buses

6 minute walk



#### Shops

Co-op Food  
10 minute walk



#### Trains

Horsham – 3.9 miles  
Christ's Hospital – 4 miles



#### Airport

Gatwick  
18.1 miles



#### Roads

M23  
10.2 miles



#### Sport & Leisure

The Ghyll  
4 minute walk



#### Rental Income

£tbc pcm



#### Schools

Castlewood Primary  
Southwater  
Infant/Junior Academy  
Tanbridge House



#### Broadband

Up to tbc Mbps



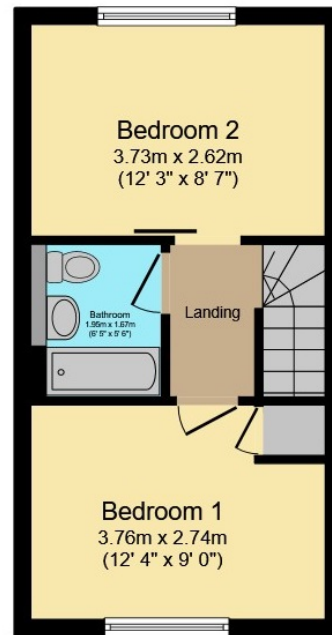
#### Council Tax

Band D



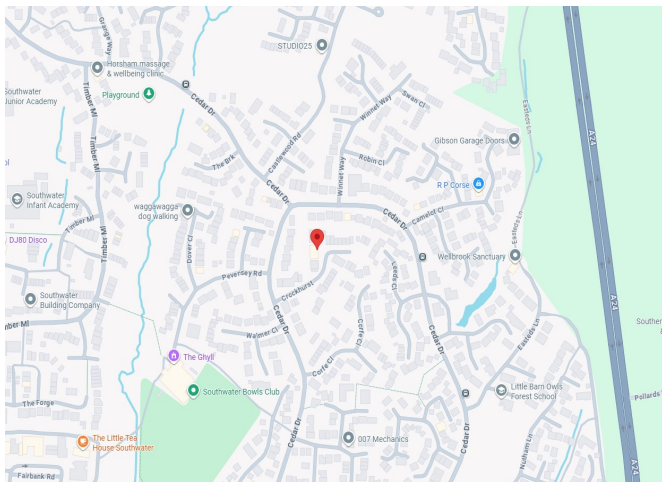


Ground Floor



First Floor

## Map Location



## Total Approximate Floor Area

**885 sq ft / 82 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>66</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

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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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