



1 Wild Orchid Way

Southwater, Horsham, West Sussex, RH13 9GA

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Alex Harvey
A passion for property

1 Wild Orchid Way

A fabulously located three-bedroom detached home, situated on a mature plot with single garage & driveway parking. Located in the ever-popular village of Southwater, a short distance from local amenities and just a short drive to Horsham town centre and mainline railway station.

- THREE BEDROOMS
- MODERN KITCHEN WITH UTILITY
- 10'2 x 8'6 GARDEN ROOM
- SOUTH-FACING REAR GARDEN
- GARAGE WITH DRIVEWAY PARKING
- CONVENIENT VILLAGE LOCATION



This beautifully presented, deceptively spacious home offers plentiful and versatile accommodation arranged over two floors, with a single garage and driveway.

The welcoming hallway provides access to the downstairs cloakroom, stairwell to the first floor, kitchen, dining room and sitting room. The kitchen is a particular feature of this property with plenty of natural light and stylish yet practical light oak flooring. The kitchen is fitted with beadboard-style units with wood-effect worktops and finished with a corner sink. Appliances include a double electric oven, ceramic hob with extractor over, and integrated fridge, freezer and dishwasher. The attached utility room has space with plumbing for a washing machine, and with an external door is ideal as a boot room.

The dining room has sliding doors leading into the conservatory which has heating and a ceiling fan ensuring year-round enjoyment. The sitting room has glazed double doors and a lovely bay window with views to the front.

The central stairwell leads to the first-floor landing which provides access to two double bedrooms, single bedroom, and the family bathroom. Bedroom one has the benefit of built-in wardrobes and an en-suite shower room fitted with a light cream suite and a walk-in shower cubicle.

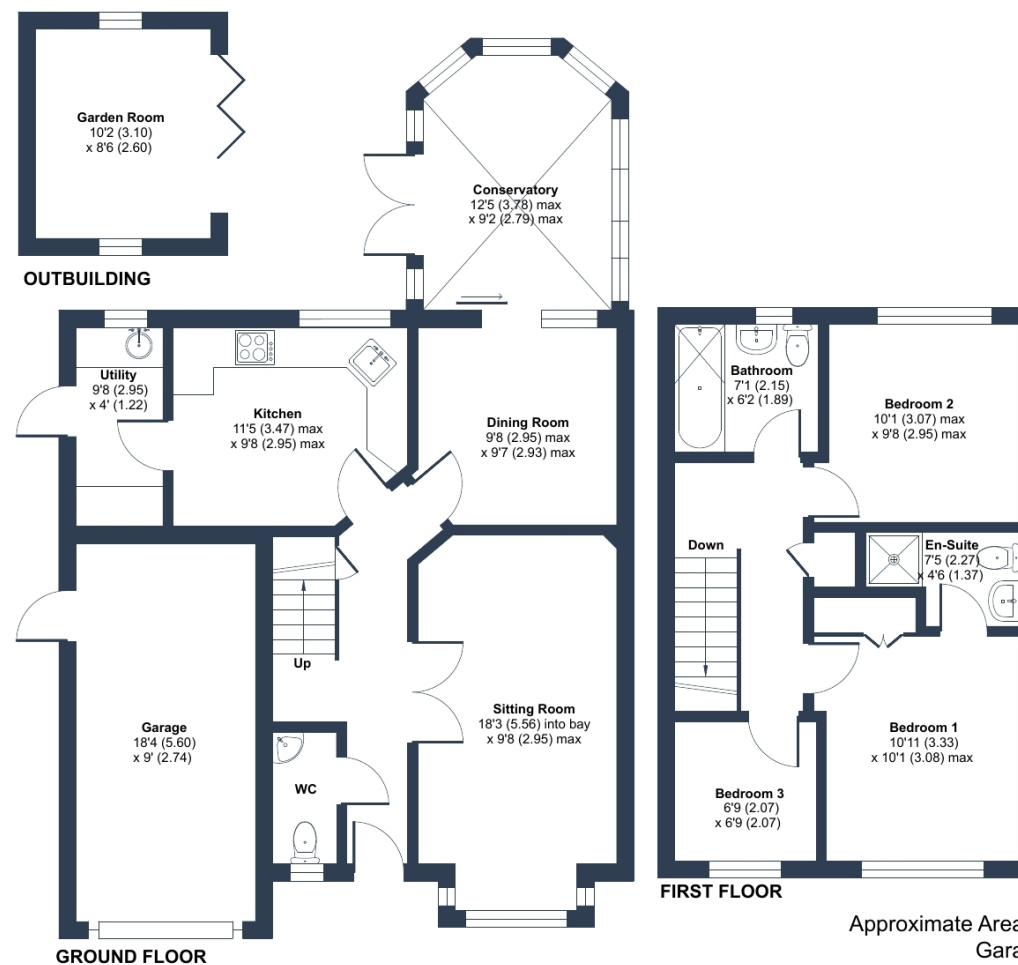


OUTSIDE

The property is approached via a tarmacked driveway, with parking for up to two cars, leading to the attached garage with power & lighting. A side gate leads to the south-facing rear garden, mainly laid to lawn with mature flower beds and trees. The 10'2 x 8'6 garden room has power and lighting, is perfect for relaxing in the garden or could equally be used as a home office.

Southwater is a large village and civil parish in the Horsham District of West Sussex. It is located close to the Downs Link, leading to miles of stunning walking and cycling routes. Southwater is also known for its beautiful Country Park. Lintot Square, located centrally in the village, offers a variety of shops and places to eat and drink. Horsham town is around three miles away and offers a mainline railway station and shopping centre.





Approximate Area = 1094 sq ft / 101.6 sq m
 Garage = 161 sq ft / 14.9 sq m
 Outbuilding = 87 sq ft / 8 sq m
 Total = 1342 sq ft / 124.5 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1347866

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.
 Council Tax Band E. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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