



25 Mapledown Close

Southwater, Horsham, West Sussex, RH13 9UL

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Alex Harvey
A passion for property

25 Mapledown Close

A well-presented two-bedroom end of terrace home, situated on a mature plot with a secluded rear garden and allocated parking. Located in the popular village of Southwater, close to local amenities and just a short drive to Horsham with a shopping centre and mainline railway station.

- TWO BEDROOMS
- KITCHEN/DINING ROOM
- CONSERVATORY
- SECLUDED REAR GARDEN WITH SHED
- PARKING FOR UPTO THREE VEHICLES
- CONVENIENT VILLAGE LOCATION



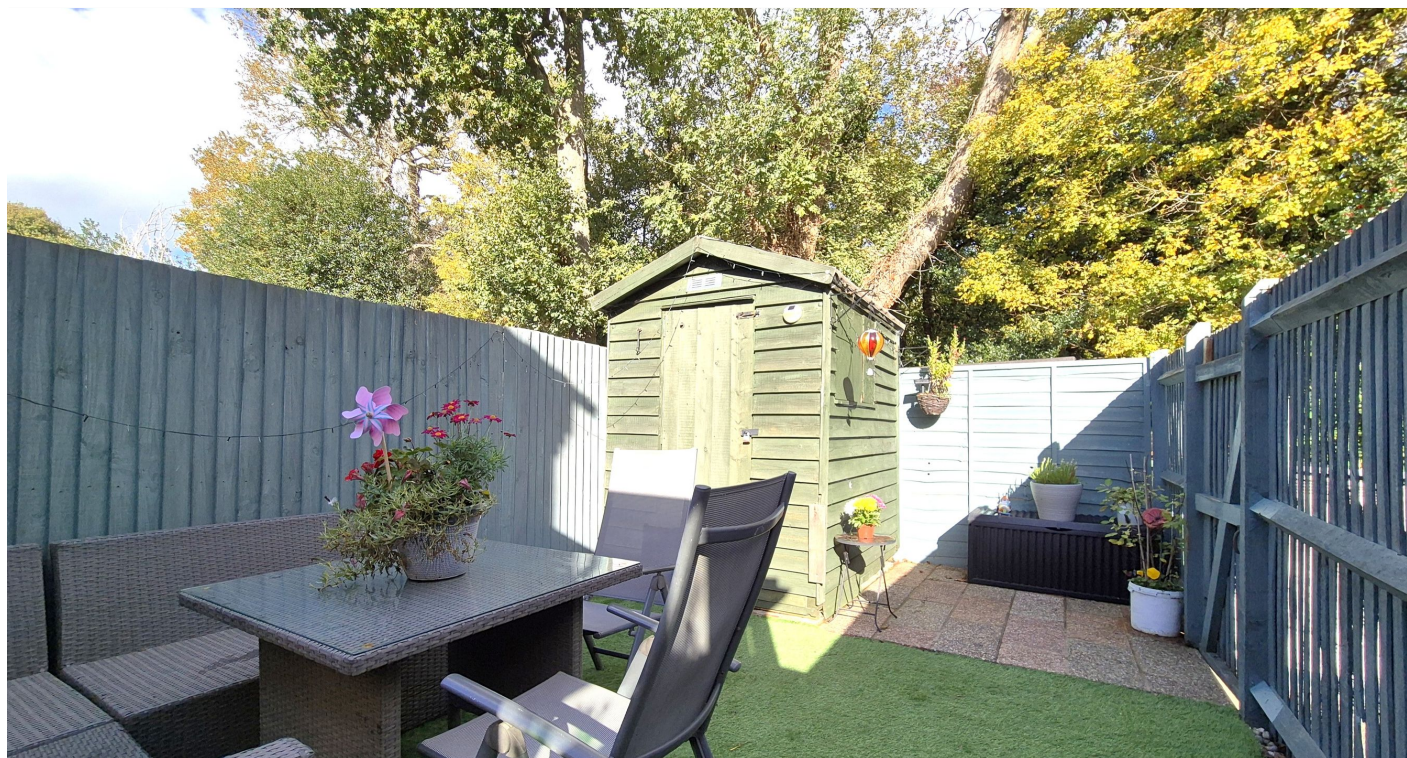
This conveniently located home is the perfect starter home, with well proportioned accommodation with a secluded rear garden and allocated parking.

The welcoming porch leads into the 14'7 x 11'1 sitting room with plenty of natural light and stairwell to the first floor. From here is access to the kitchen/dining room with practical yet stylish tiled flooring. The kitchen is fitted with modern, glossy units with contrasting stone-effect worktops and finished with contemporary chrome-effect handles.

Appliances include an under counter electric oven, four-ring ceramic hob with extractor over and space with plumbing for a fridge, dishwasher and washing machine. The look is completed with black and white tiling. The back door leads into the bright and airy conservatory with shaded roof, ensuring the space can be enjoyed all year.

The stairwell leads to the first-floor landing which leads to the bathroom, one double bedroom and one single bedroom. Bedroom one has a walk-in wardrobe for all your storage needs.

The family bathroom is fitted with a white/wood-effect suite comprising panelled bath with shower and shower screen, close-coupled WC, and a basin unit with storage.

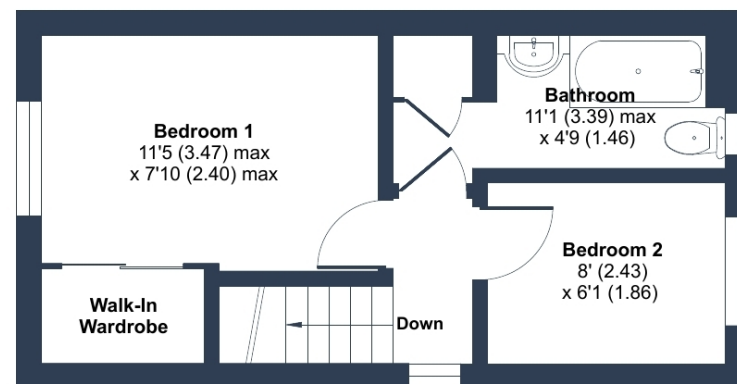


OUTSIDE

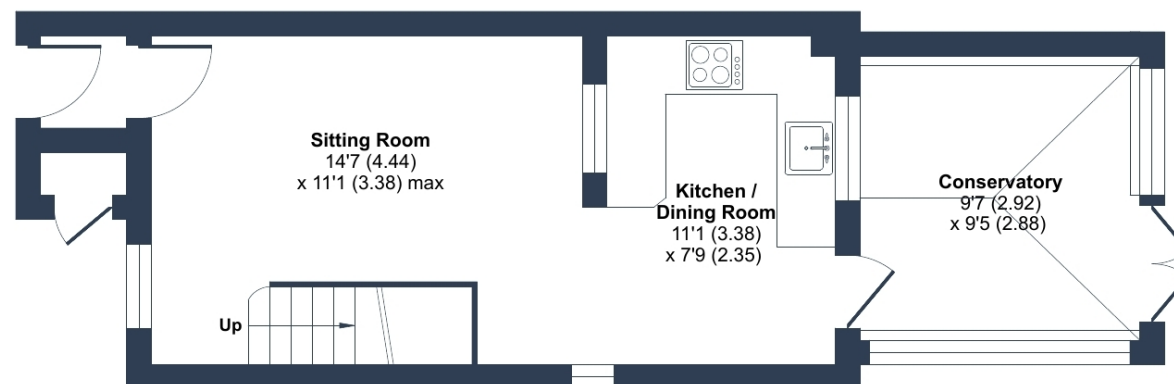
The property is approached via a footpath with a quaint front garden with low-level picket fencing and area of lawn. To the side of the property is a shared driveway leading to parking for three vehicles and side gate providing access into the rear garden. Backing onto woodland, the secluded rear garden is fully fenced with an area of artificial lawn, patio and useful garden shed.

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, with its mainline station is just three miles distant offering services to London. Horsham also offers a superb range of shops and restaurants.





FIRST FLOOR



GROUND FLOOR

Approximate Area = 630 sq ft / 58.5 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). © nichecom 2025.
Produced for Alex Harvey Estate Agents. REF: 1372126

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 C. EPC-C.

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