

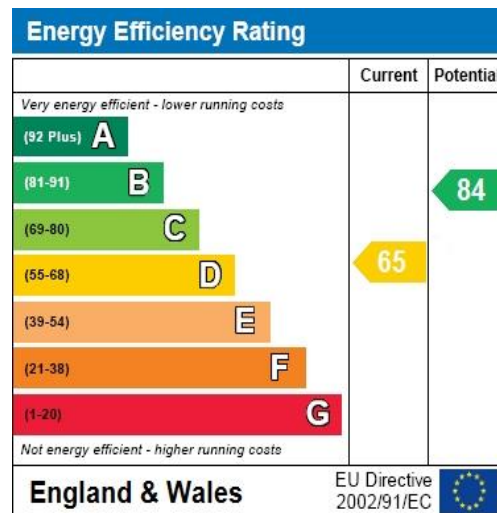
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Offers in the Region of £475,000



York Close,
Southwater,
Horsham,
RH13 9XJ

01403 886288

help@homeestates.org

- **4 Bedrooms**
- **2 Reception Rooms**
- **Close to shops**
- **Corner Plot**
- **Downstairs WC**
- **Detached**

Always upfront about pricing.





This private 4-bedroom family home offers complete privacy and an enlarged CORNER PLOT. It's located close to Southwater village centre and only a short drive from Gatwick, main line trains from Horsham to London and is a rare opportunity to buy a PRIVATE family home in the ever-popular commuter village of Southwater.

The kitchen is a long, galley style layout and the utility room is at the end and provides rear access to the garden. The lounge is well laid out and offers French door access to the large CONSERVATORY, also offering access to the garden.

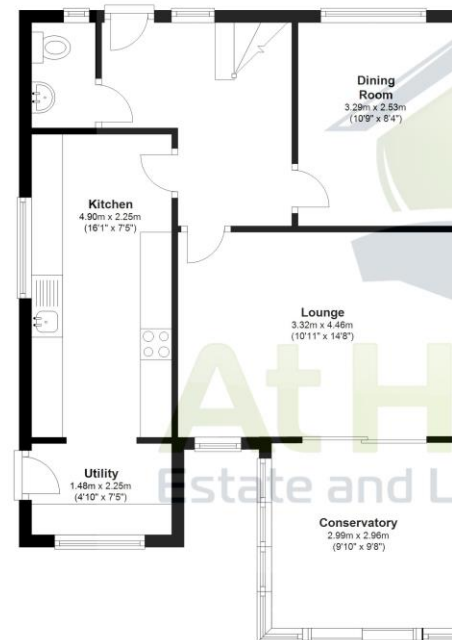
Upstairs we have a large, open hall leading to 4 bedrooms and the family bathroom. The master bedroom has built in wardrobes and an en-suite bathroom.

A drive leads to the GARAGE and there is access to the side and rear garden. We cross the front garden to enter the home. The rear garden is laid to lawn and also offers side door access to the garage. The garden wraps around the home and offers a large space that offers the potential to extend (STPP).



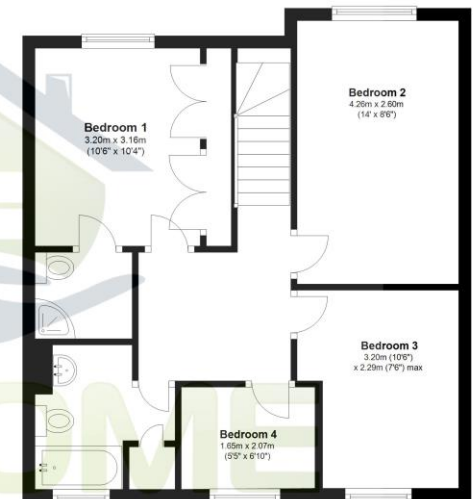
Ground Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



Schools:

Southwater Infant Academy
Primary School Ofsted rating: Outstanding
Distance: 0.32 miles

Southwater Junior Academy
Primary School
Ofsted rating: Good
Distance: 0.4 miles

Tanbridge House School
Secondary School
Ofsted rating: Outstanding
Distance: 2.81 miles

The Forest School
Secondary School
Ofsted rating: Good
Distance: 2.99 miles



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