



**Edinburgh Close,  
Southwater, RH13 9XB**

**Asking Price £580,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
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## LOCATION

Tucked away within a quiet and desirable residential cul-de-sac, this home enjoys a peaceful setting ideal for family life. The location offers a sense of privacy and community, with minimal traffic and a safe environment for children. Local amenities, schools, and transport links are all within easy reach, making day-to-day living both convenient and practical. The surrounding area is well regarded for its balance of suburban calm and accessibility, appealing to families, professionals, and those seeking a long-term home in a settled neighbourhood.

## PROPERTY

Tenure: Freehold

This impressive detached five-bedroom family home offers generous and highly versatile accommodation, perfectly suited to modern living and multigenerational needs. The layout has been thoughtfully designed to provide flexibility, with a valuable ground-floor bedroom that can be used as guest accommodation, a home office, or a private space for extended family members.

The main living areas are welcoming and well proportioned, creating a warm and comfortable environment for both everyday family life and entertaining. The flow of the home allows for shared spaces to come together naturally, while still offering

quieter areas for relaxation and privacy. A dedicated utility room adds practicality, keeping household tasks neatly tucked away and enhancing the overall functionality of the property. Upstairs, the remaining bedrooms are well sized and adaptable, making the home ideal for growing families or those needing flexible work-from-home options. The overall feel is one of space, balance, and comfort, with the opportunity to tailor rooms to suit changing lifestyle needs over time.

## OUTSIDE & PARKING

Externally, the property continues to impress with a private, enclosed rear garden that provides an ideal setting for outdoor dining, entertaining, and family enjoyment. The garden offers a good level of privacy and a safe space for children and pets. To the front, a driveway provides off-road parking for two vehicles, complemented by a detached double garage offering further secure parking or valuable storage. In total, the property comfortably accommodates up to four vehicles, ensuring excellent practicality for both residents and visitors.





**Buses**

1 minute walk



**Shops**

Lintot Square  
12 minute walk



**Trains**

Horsham – 4.1 miles  
Christ's Hospital – 4.2 miles



**Airport**

Gatwick  
19.4 miles



**Roads**

M23  
10.5 miles



**Sport & Leisures**

The Ghyll  
7 minute walk



**Rental Income**

£tbc pcm



**Schools**

Southwater Infant/Junior  
Academy  
Tanbridge House



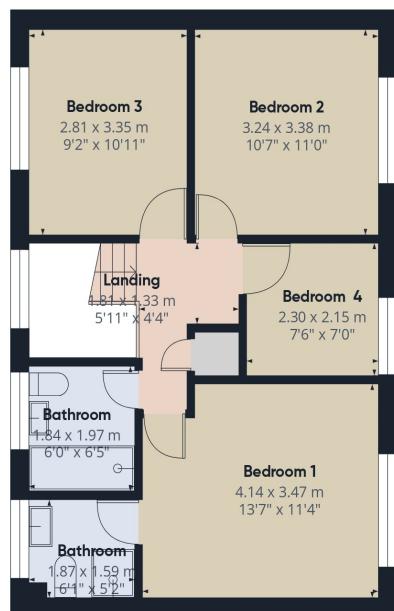
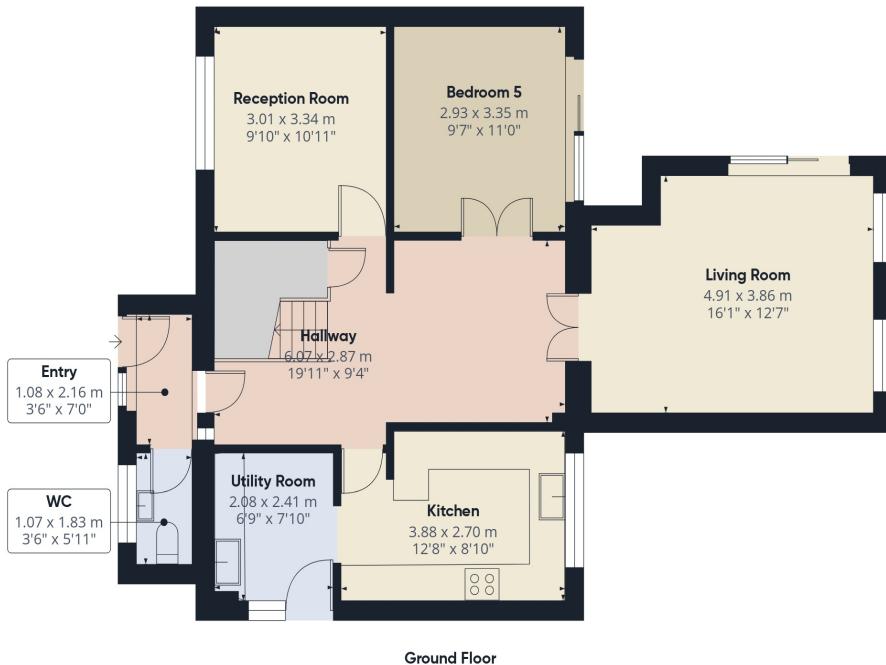
**Fibre Broadband**

Up to tbc Mbps

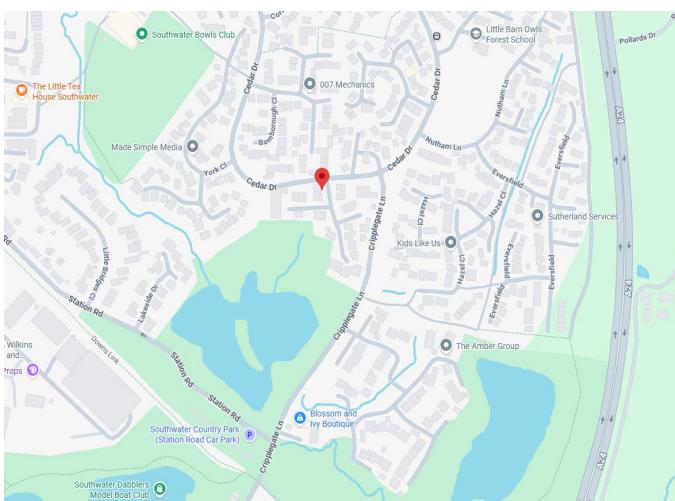


**Council Tax**

Band F



## Map Location



**Total Approximate Floor Area  
1366 sq ft / 126.8 sq m**

## EPC Rating

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

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)

**Brock Taylor.**

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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2-6 East Street, Horsham, West Sussex, RH12 1HN

