



**Bakers Close  
Southwater, RH13 9DX**

**Guide Price  
£425,000**



## THE LOCATION

The property is located within the popular village of Southwater, that has a vibrant village centre, with a large Co-Op supermarket, a varied range of shops, an Indian restaurant, Dominoes Pizza, additional take away restaurants and two pubs - The Topsy Fox & The Lintot. The village also has two highly regarded schools, The Southwater Academy & Castlewood School, with a number of senior schools within easy driving distance, including The Weald & Tanbridge House School. The village is also a short drive from Horsham's thriving town centre, that offers a full range of large shops and independent retailers, bars, restaurants and coffee shops, an Everyman Cinema & The Capitol Theatre. The property is also set within easy walking distance of The Southwater Country Park, with a large lake, and extensive countryside walks along established, mainly level paths.

## ACCOMMODATION SUMMARY

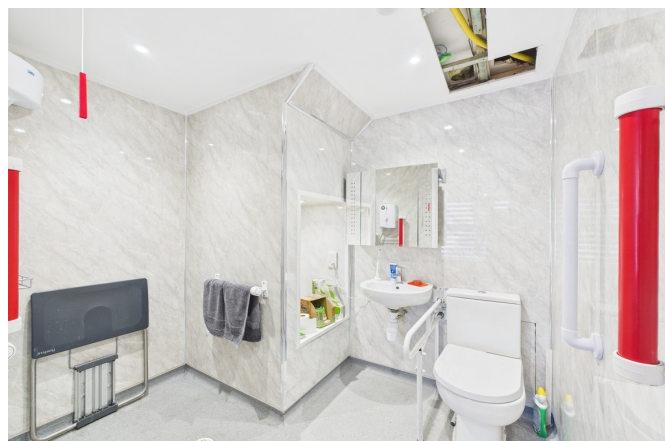
Tenure: Freehold

This end terrace house is set within a small cul-de-sac, and has been adapted for the current owner's mobility needs, so offers wheelchair friendly alterations, that could either be utilised or adapted, depending on the

new owners needs. The ground floor features an entrance hall, that leads to a spacious living room, running the full depth of the property (that currently houses a lift, that the vendor is planning to remove & then reinstate the ceiling). There is also a ground floor bedroom, that could be used as a study, with direct access to a wet room, that is suitable for users with mobility issues. The ground floor also features a modern fitted kitchen set to the rear of the house. On the first floor there are three bedrooms, with the master bedroom featuring an en suite shower, and an additional wet room with an accessible shower, but this could be adapted to a bathroom, if required.

## GARDEN & PARKING

To the front of the property there is a designated area of parking for the vendor with space for 1-2 vehicles. To the rear of the house there is an area of raised paved patio that leads to an area of lawn, with a pathway, area of lawn and flower and shrub borders. The garden is enclosed to all sides, by fencing, with gated side access and offers a good level of privacy. For clarity, the garden currently has a ramp installed to allow access for the current owner, although this can be removed prior to completion if it is not required by a new owner.







#### Buses

1 minute walk



#### Shops

Lintot Square  
0.2 miles



#### Trains

Christ's Hospital – 3.1  
miles



#### Airport

Gatwick  
19.2 miles



#### Roads

M23  
10 miles



#### Sport & Leisure

The Ghyll  
1.1 miles  
Pavilions in the Park  
4 miles



#### Rental Income

£1,850 pcm



#### Schools

Southwater  
Infant/Junior Academy  
Castlewood Primary  
Tanbridge House



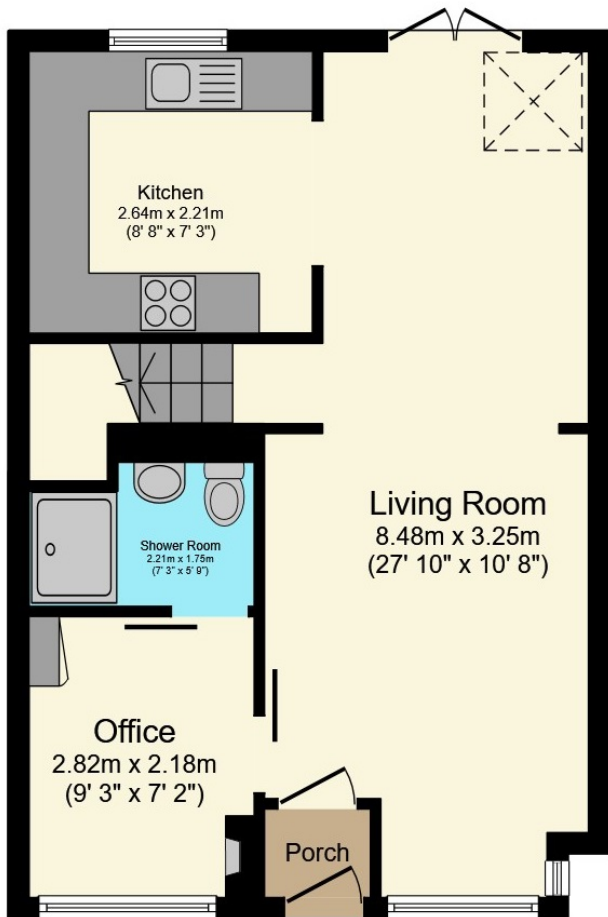
#### Fibre Broadband

Up to 2000 Mbps

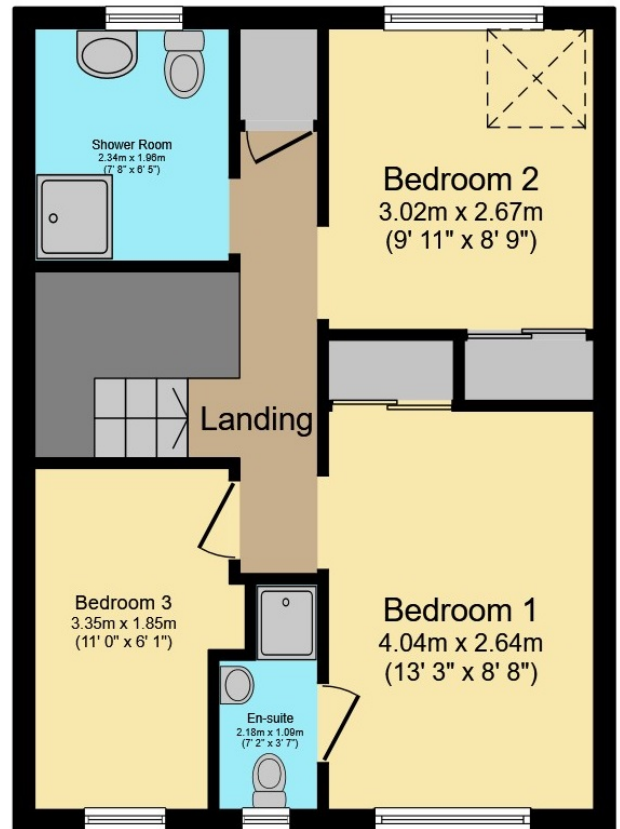


#### Council Tax

Band E

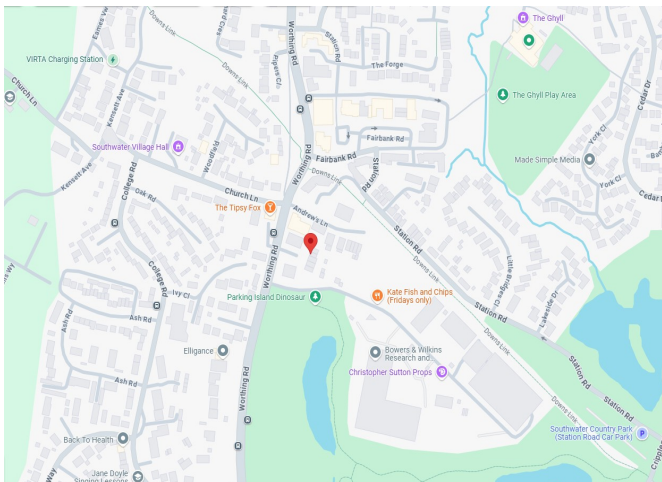


Ground Floor



First Floor

### Map Location



### Total Approximate Floor Area

**982 sq ft / 91 sq m**

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		70	84

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



**01403 272022**

**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.

**brocktaylor.co.uk**

**2-6 East Street, Horsham, West Sussex, RH12 1HL**

