



**Timber Mill,
Southwater, RH13 9SR**

**Asking Price
£340,000**

01403 272022
brocktaylor.co.uk

**Residential sales, lettings,
land and new homes.**

Timber Mill, Southwater, RH13 9SR



LOCATION

The property is conveniently positioned within a popular residential road, that is within a short walk of the Southwater village centre, featuring a good range of local shopping facilities, including a large Co-Op and a range of take away restaurants. In addition there are two pubs -The Lintot & The Topsy Fox, a Doctor's Surgery and a number of other shops. The popular Southwater Country Park with an attractive Lake, offering water sports, fishing and extensive pathways, a café & visitor centre and a Dinosaur adventure play park is also a short walk from the house. The property is also positioned within close proximity of Southwater Infants and Junior Academy schools, in addition to The Ghyll a sports and leisure facility and The Downs link a repurposed rail line running between Guildford & Shoreham. Horsham's thriving town centre, with its wide selection of shopping facilities, an Everyman Cinema, The Capitol Theatre and Horsham main line station is a short drive or bus ride from Southwater too.

PROPERTY

Tenure: Freehold

The property is a freehold terraced house and offers well-proportioned accommodation, arranged across two floors, the property has been modernised throughout and is ready to move straight into.

The ground floor features a spacious living room, with ample space for sofas and other furniture with large patio doors leading out into the back garden. To the front of the house is the kitchen/dining room that has a good range of floor and wall mounted units, work surfaces and space for a dining table. On the first floor the main bedroom is set at the back of the house, with fitted wardrobes. The second bedroom overlooks the front garden space and is a good size for a home office or single bed. In addition, there is a recently modernised walk in shower room.

GARDEN

To the front of the house there is a small front garden that has been landscaped by the current owner with a walkway to the front door. To the rear there is an enclosed area of garden, enclosed by fencing with gated rear access, that offers a paved patio, that leads to an area of AstroTurf grass making for a low maintenance garden, with a timber storage shed and allocated parking space directly behind the house that can be found following out of the back gate.





Buses

5 minute walk



Shops

Lintot Square
6 minute walk



Trains

Horsham – 3.7 miles
Christ's Hospital – 3.8 miles



Airport

Gatwick
19 miles



Roads

M23
10 miles



Sport & Leisures

The Ghyll
10 minute walk



Rental Income

£1,500 pcm



Schools

Southwater
Infant/Junior Academy
Castlewood Primary
Tanbridge House



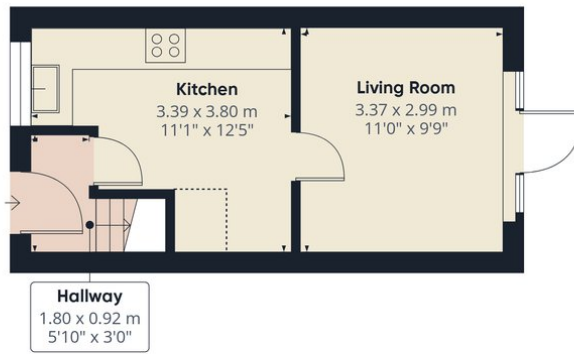
Fibre Broadband

Up to 1600 Mbps

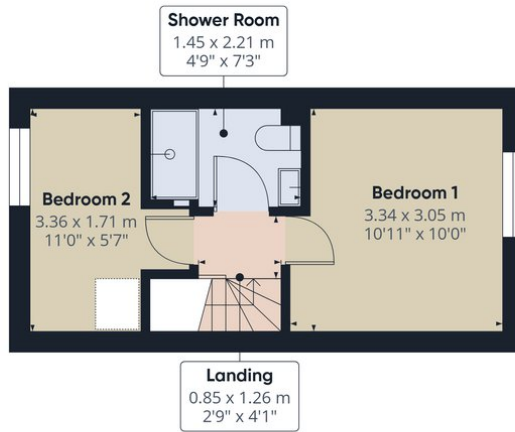


Council Tax

Band C



Ground Floor



Floor 1



Approximate total area⁽¹⁾
43.2 m²
465 ft²

Reduced headroom
0.7 m²
7 ft²

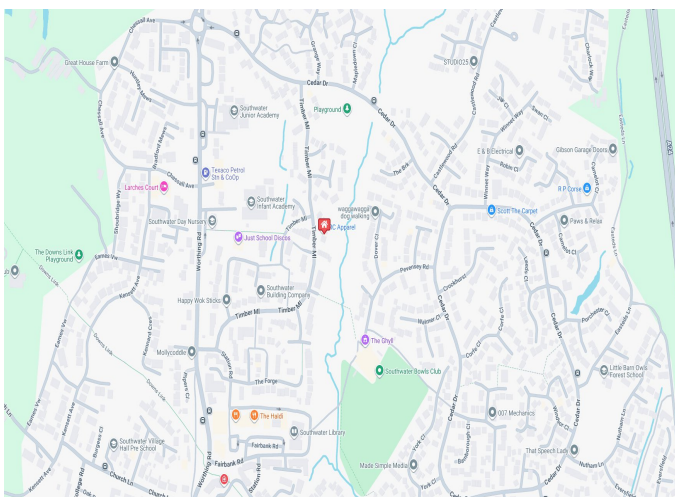
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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