



13 Welcome Place

Southwater, Horsham, West Sussex, RH13 9AL

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

13 Welcome Place

An impressive four-bedroom detached home, situated in a cul-de-sac, with attached garage and driveway parking. Located in the popular village of Southwater, within easy reach of local amenities and just a short drive to Horsham mainline railway station.

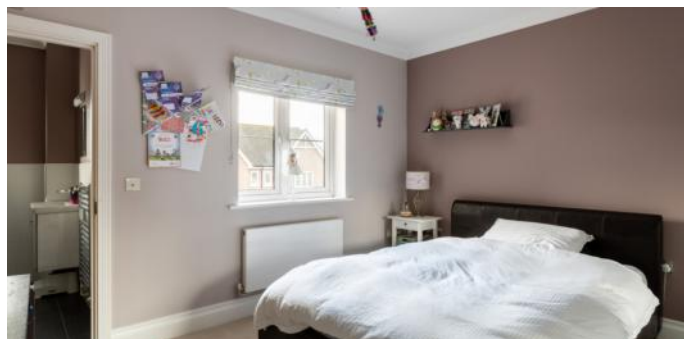
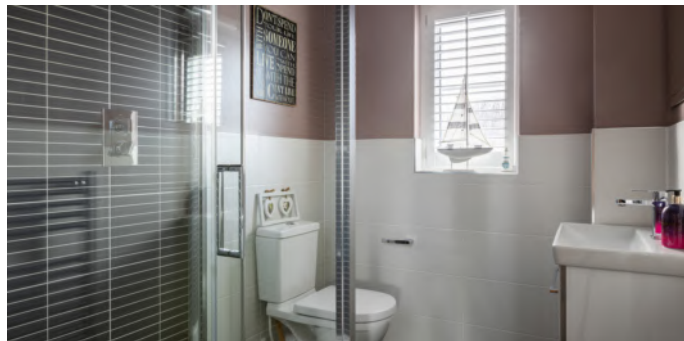
- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- OFFICE & UTILITY
- GARAGE & DRIVEWAY PARKING
- REMAINDER OF NHBC WARRANTY



Tucked away in the north end of a popular village, this extended, detached house is a true embodiment of modern luxury living with plentiful accommodation.

The welcoming hallway leads to the downstairs cloakroom, stairwell to the first floor, sitting room, utility room, and the kitchen/dining room. The dual aspect sitting room is a lovely bright space with double doors into the garden. The kitchen/dining room is a particular feature of this property, flooded with natural light from the spectacular lantern ceiling and folding doors. The kitchen is fitted with shaker-style units with quartz worktops including a central island with butler sink and breakfast bar. Appliances include a split-level double oven and microwave, induction hob with extractor over, integrated dishwasher, and space for an American-style fridge/freezer. The utility room provides space with plumbing for a washing machine. From the kitchen is the cosy snug, with an impressive media wall, and study – ideal for those working from home.

The stairwell leads to the first-floor landing providing access to the four double bedrooms, airing cupboard, and family bathroom. All of the bedrooms have built-in wardrobes and the front two each have luxurious en-suite shower rooms.

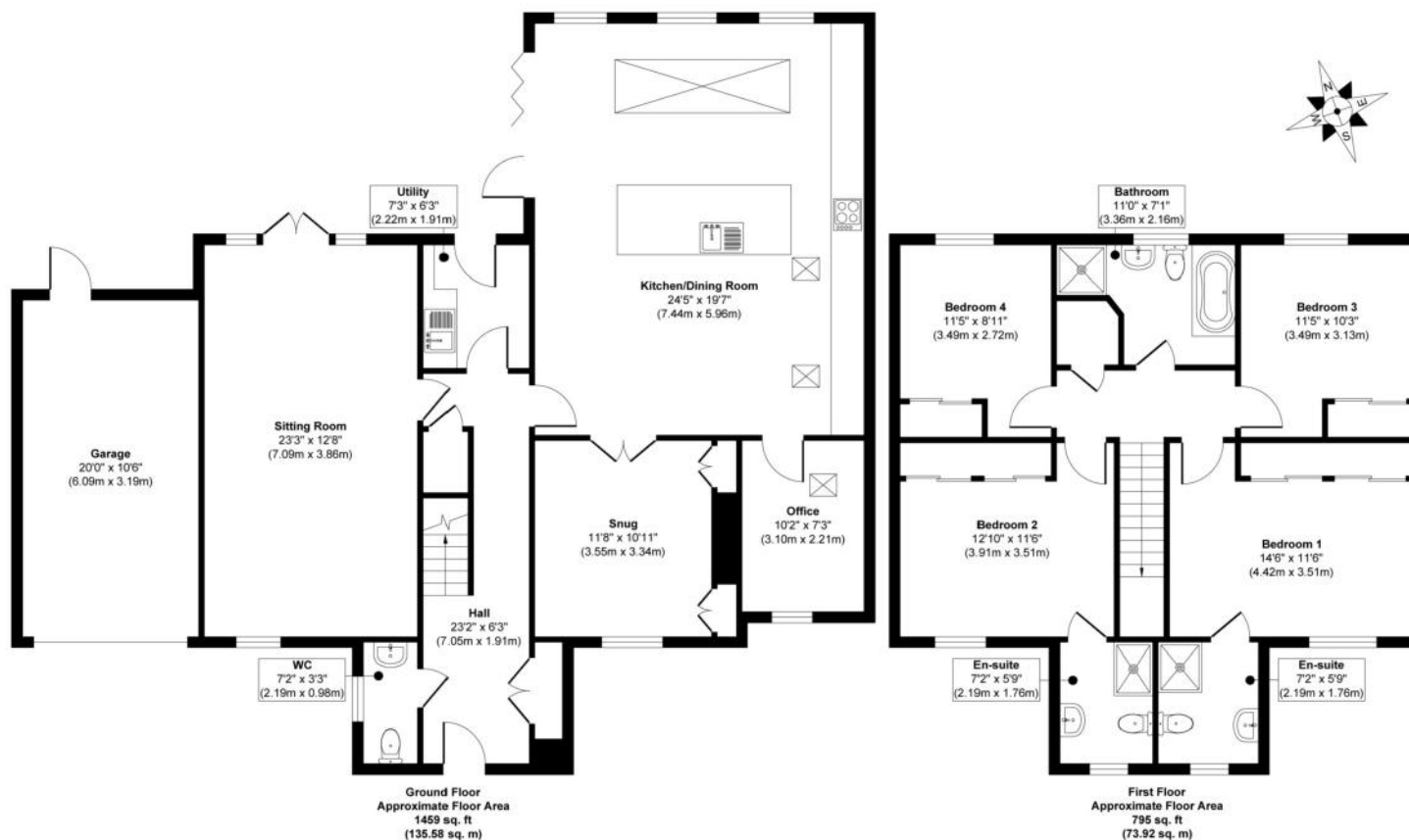


OUTSIDE

This home offers an attached garage and driveway parking for three vehicles, catering effortlessly to the demands of a contemporary lifestyle. Stepping outside, the property continues to impress with its beautifully maintained garden offering a tranquil escape. The part-walled garden is mainly laid to lawn with mature borders and a patio area ideal for enjoying al-fresco dining.

Southwater is a thriving village with a variety of shops and places to dine. 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. Horsham, with its mainline station is just three miles distant offering services to London. Horsham also offers a superb range of shops and restaurants. Agent Note: Annual service charge applies.





Approx. Gross Internal Floor Area 2254 sq. ft / 209.50 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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, solar panels, mains gas, water and mains drainage are currently connected to the property. Council Tax Band G, however this could be subject to change. EPC - B.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**