



3 Mapledown Close

Southwater, Horsham, West Sussex, RH13 9UL

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Alex Harvey
A passion for property

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A beautifully presented four-bedroom detached home, situated on a mature plot with a secluded rear garden, integral garage and driveway parking. Located in the popular village of Southwater, close to local amenities and just a short drive to Horsham with a shopping centre and mainline railway station.

- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SECLUDED REAR GARDEN WITH SUMMER HOUSE
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- CONVENIENT VILLAGE LOCATION



This conveniently located family home offers versatile accommodation and offers ample parking and a west-facing, secluded garden.

The welcoming hallway provides access to the sitting room, stairwell to the first floor, kitchen/dining room, downstairs cloakroom, and the integral garage. The carpeted sitting room has a lovely bay window, with views to the front, providing plenty of natural light. An internal door leads into the dining area of the open plan kitchen/dining room, with practical yet stylish tile-effect flooring, and sliding doors leading into the garden. The kitchen is fitted with shaker-style units with contrasting stone-effect worktops and finished with under-unit lighting. Appliances include a split-level double oven, induction hob with extractor over, an integrated microwave, slimline dishwasher, an American-style fridge/freezer and space with plumbing for a washing machine and dryer.

The central stairwell leads to the first-floor landing with access to three double bedrooms, a single bedroom, and the family bathroom. The three doubles have built-in storage and bedroom one has the benefit of an ensuite shower room. The family bathroom has been fitted with a white suite comprising basin/toilet unit with storage under the basin, a shower bath with screen and shower over, and is finished with wood-effect flooring and bathroom cabinet.

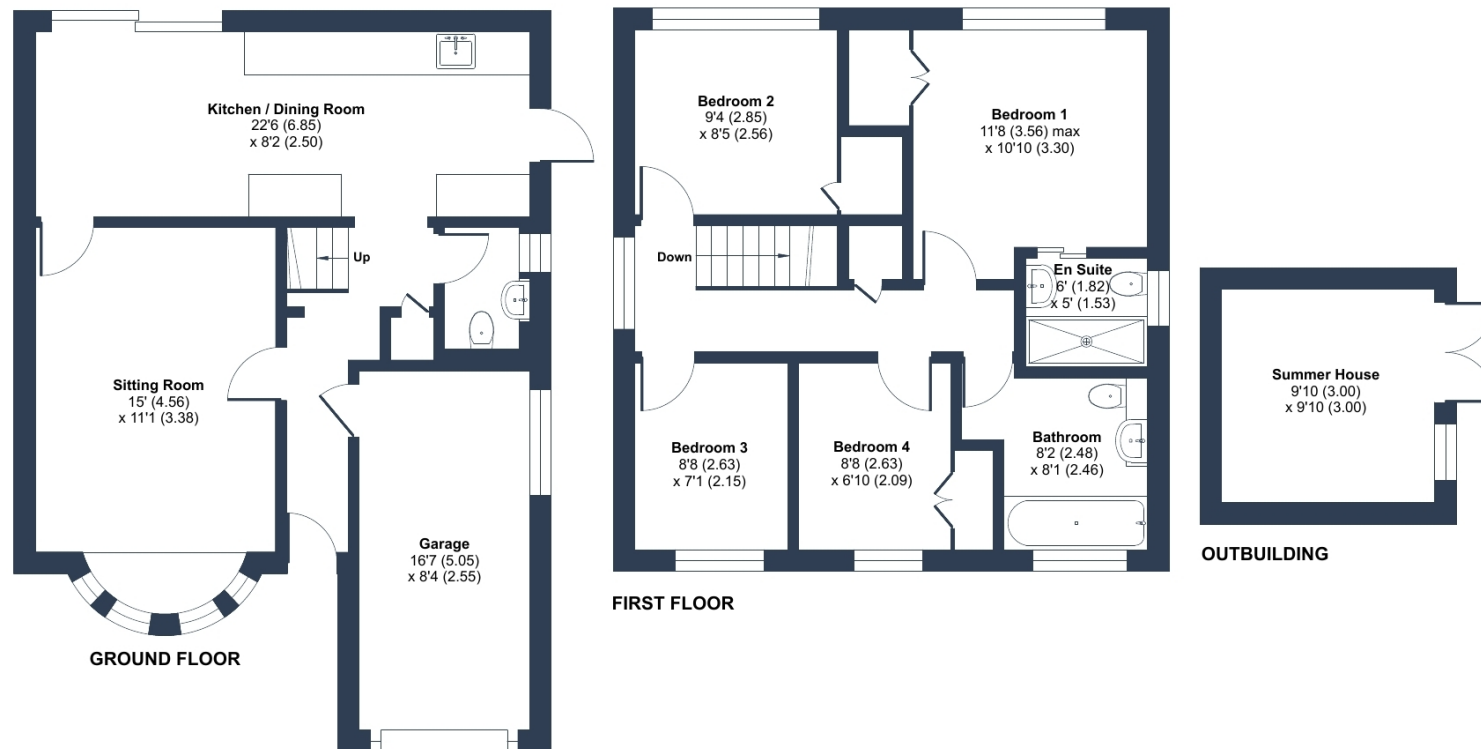


OUTSIDE

The property is approached via a block-paved driveway, with parking for at least four cars, leading to the integral garage with power & lighting. A side gate leads to the secluded, west-facing rear garden, a lovely, low-maintenance space with mature planting, gravel pathways and a 9'10 x 9'10 summerhouse with power & lighting that could be used as a home office. The generous patio area across the back of the property provides the ideal space for alfresco dining.

Southwater is a large village and civil parish in the Horsham District of West Sussex. 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. Lintot Square, located centrally in the village, offers a variety of shops and places to eat and drink. Horsham town is around three miles away and offers a mainline railway station and shopping centre.





Approximate Area = 1056 sq ft / 98.1 sq m

Garage = 130 sq ft / 12 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 1283 sq ft / 119.1 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Alex Harvey Estate Agents. REF: 1495202

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, mains gas, water and mains drainage are currently connected to the property.

Council Tax Band E. EPC-C.

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



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