



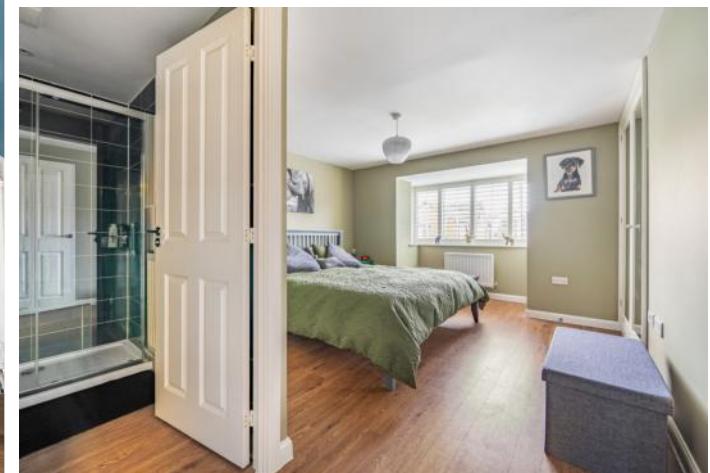
89 Roman Lane  
Southwater, Horsham, West Sussex, RH13 9AF  
[www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

 **Alex Harvey**  
A passion for property

# 89 Roman Lane

A beautifully presented, four-bedroom family home, situated on a corner plot with attached garage and driveway parking. Located in cul-de-sac, near to local amenities and just a short drive from Horsham mainline railway station.

- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR STUDY
- GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION



This spacious, modern home offers plentiful and versatile accommodation arranged over two floors, with an attached single garage and good-sized, secluded rear garden.

The welcoming hallway provides access to the study, downstairs cloakroom, kitchen/breakfast room, stairwell to the first floor, and the sitting room. The study, to the front of the property, is an ideal space for those working from home. The kitchen/breakfast room is a particular feature of this property with plenty of natural light and practical yet stylish wood-effect flooring. The kitchen is fitted with modern, glossy units with contrasting wood-effect worktops and finished with ceiling spotlights. Appliances include a split-level double oven, five-ring gas hob with extractor over, and integrated dishwasher and fridge/freezer. Double doors lead into the dual aspect sitting room with a bay window offering views to the front.

The stairwell leads to the first floor with four double bedrooms, airing cupboard and family bathroom. All bedrooms have built-in storage and bedroom one has the benefit of an en-suite shower room. The modern bathroom is fitted with a white suite comprising panelled bath with shower, w.c. and pedestal basin.

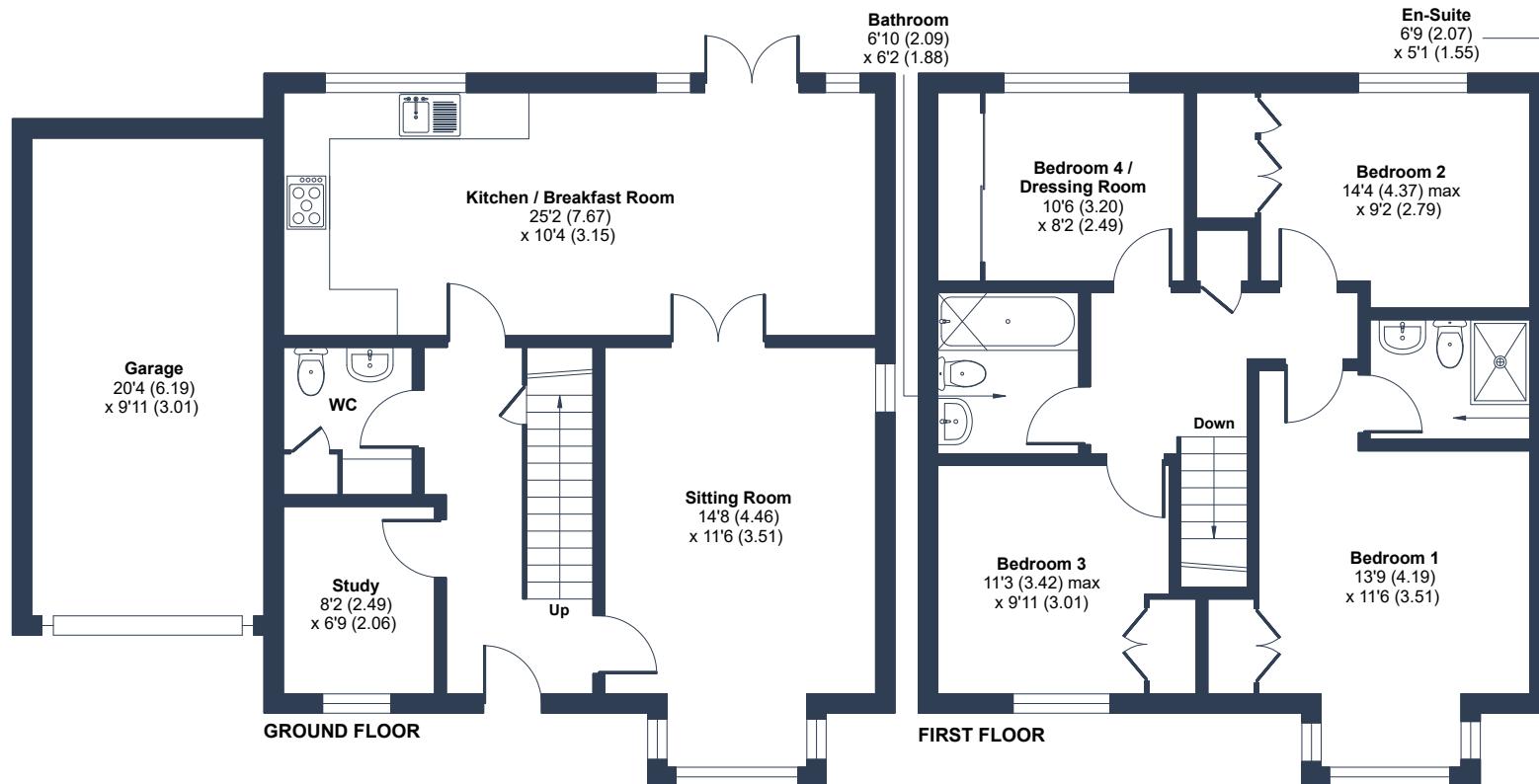


## OUTSIDE

The property is approached via a driveway, with parking for 3-4 vehicles, leading to the garage with power & lighting. A side gate leads to the rear garden, a lovely, secluded space, fully fenced and landscaped with a generous patio area, the ideal place for alfresco dining & summertime entertaining. For convenience there is a garden shed, and outside tap and power point.

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.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Alex Harvey Estate Agents. REF: 1207632

**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 F. EPC - C. Agents Note: An annual service charge is applicable.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
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