

Freehold £430,000

Faires Close, Southwater, Horsham, West Sussex RH13 9FS



- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- West/South-West Facing Rear Garden
- Short Walk to Southwater Country Park
- Approx. 920 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Brief Drive from Horsham Town Centre

## GENERAL DESCRIPTION

An attractive, mid-terrace house in the village of Southwater. The smartly-presented property has a ground-floor WC and a stylish kitchen at the front, while at the rear is a reception/dining room with wood flooring. Patio doors open onto a neatly-kept west/south-west-facing garden. On the first floor of the house is a full-width main bedroom plus two further bedrooms and a bathroom with pencil-mosaic tiles. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with parking for two cars and the nearby A24 offers an easy route north into London or south towards the coast. Horsham town centre is only a brief drive away and can also be reached via local bus. Southwater Country Park, which is just a short walk from Faires Close, offers green, open space, an extensive children's play area, lakes and even a paddling beach.

**Tenure:** Freehold.

**Estate Charge:** £48.29 per month (subject to annual review).

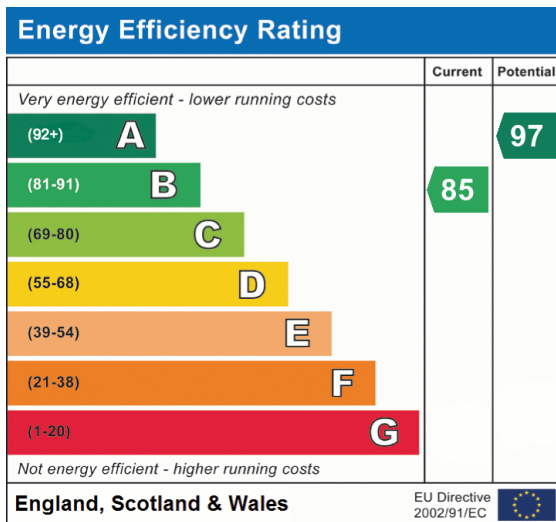
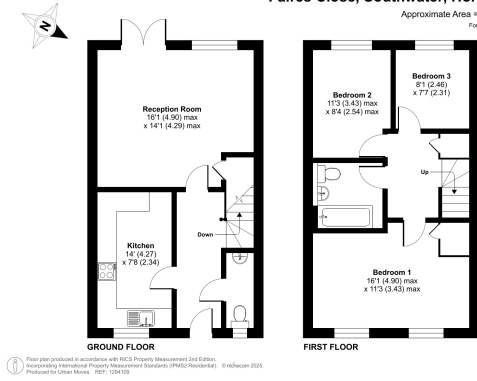
**Council Tax:** Band D, Horsham District Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

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Approximate Area = 920 sq ft / 85.5 sq m  
For identification only - Not to scale



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### W.C.

#### Kitchen

14' 0" x 7' 8" (4.27m x 2.34m)

#### Reception Room

16' 1" max. x 14' 1" max. (4.90m x 4.29m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

16' 1" max. x 11' 3" max. (4.90m x 3.43m)

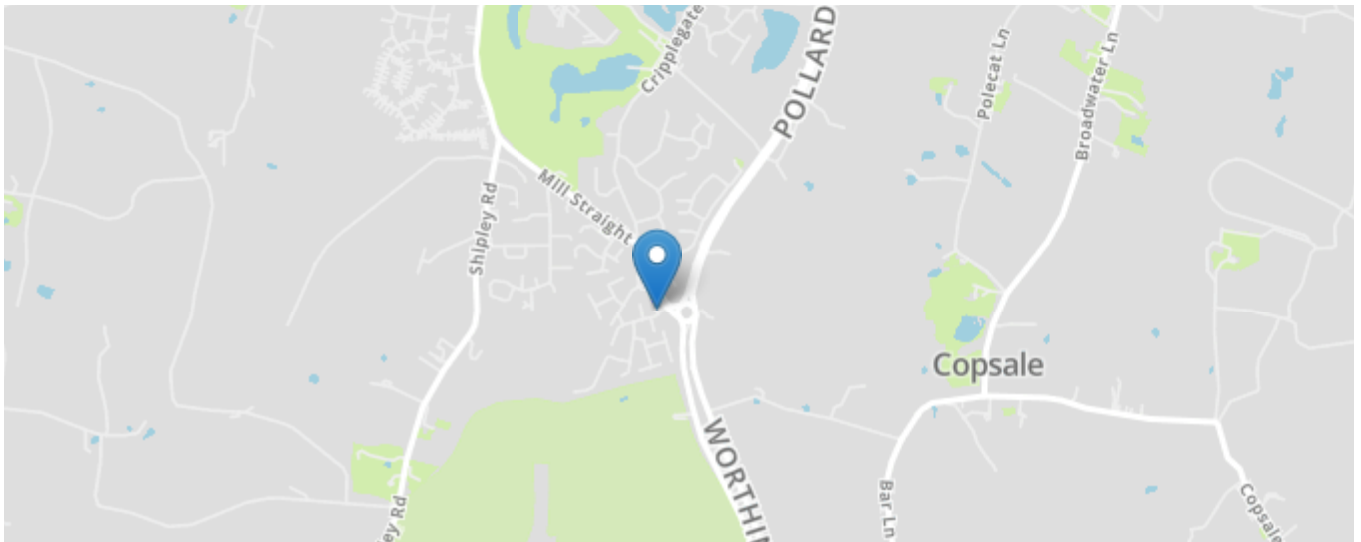
#### Bathroom

#### Bedroom 2

11' 3" max. x 8' 4" max. (3.43m x 2.54m)

#### Bedroom 3

8' 1" x 7' 7" (2.46m x 2.31m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.