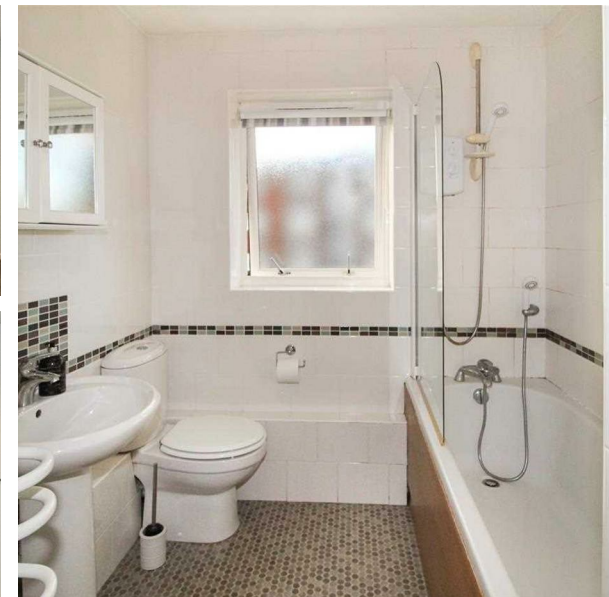


College Road, Southwater, West Sussex, RH13 9EH

£950 Per Month

Council Tax Band:



LOCATION

Open House Horsham are delighted to bring to the market this spacious one bedroom, first floor flat in the village of Southwater. Southwater is a large village, just 2 miles outside of Horsham. The village has plenty of amenities and is within walking distance of Lintot square which has a CO-OP, Budgens, take-away outlets, pub and a café.

PROPERTY

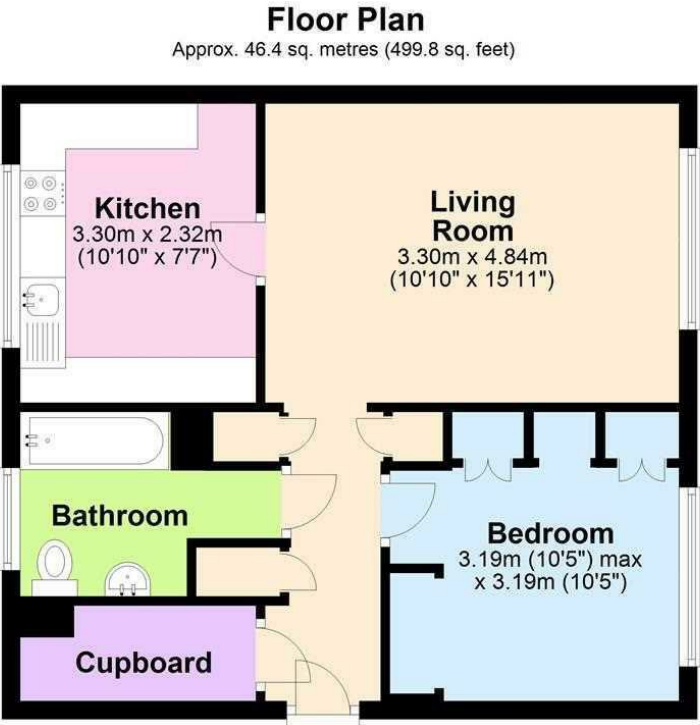
You enter the property into a spacious hallway which has three large storage cupboards, so plenty of space to store coats and shoes. The large bedroom is on your right and it has one wall dedicated to built-in wardrobes and shelving. To the left is the bathroom, complete with modern white suite and shower over the bath. At the far end of the hallway is the living accommodation. There is a spacious living room with stylish wooden flooring, which can also be found in the hallway. Off the living room, is the kitchen which has a range of cream base and wall units, large fridge/freezer, washing machine and oven with hob. There is a door to separate the kitchen and living room, if required. This is a great flat, with lots of space and incredible storage and an internal viewing is highly recommended.

OUTSIDE

The flat also comes with a private, fenced rear garden. There is plenty of space to grow vegetables and sit outside to enjoy the sunshine. Parking is on-street.



Open House Horsham



Total area: approx. 46.4 sq. metres (499.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC