



Andrews Cottages, Southwater, West Sussex, RH13 9EX.
Offers In Excess Of £325,000 Freehold



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- In Need Of Renovation
- Edwardian Terraced Home
- Two Double Bedrooms
- Large Garden
- Off Street Parking
- Close to Southwater Park
- Large First Floor Bathroom
- Potential to Extend subject to consents
- EPC F
- No Chain Above



Offered for sale with no chain above this charming home has been in the same family for many years.

Now vacant and in need of complete modernisation this is a perfect opportunity for a purchaser who wants to create their own forever home.

The house has off street parking at the front and a large garden giving potential for the main house to be extended subject to the usual planning consents.

Many of the neighbouring homes had had extensions so you can get an idea of what is possible.



Upon entering the house you are welcomed by a hallway that gives access to the main reception room areas, the front room with fireplace and the rear reception room has a fireplace with log burner providing heat and hot water.

Moving through this reception room takes you into the kitchen/breakfast room with rear door onto the patio terrace.

Moving to the first floor there are two double bedrooms and a spacious family bathroom, although requiring modernisation this floor is very liveable so in our opinion a purchaser could live on this level while re-furbishing the house.

This is a rare opportunity found in properties of this nature.

Outside

At the front of the property there is a dropped kerb that gives access to the driveway directly in front of the home.

The rear garden is of particular note with access from the house and a side walkway leading through to the front garden, the garden is mainly lawned and offers the perfect space to be landscaped in way to fully enjoy and entertain on those summer days and evenings with guests or family.

There is a useful outbuilding, brick built under a pitched roof comprising a gardeners wc, separate storage shed and open workshop area.

Area

Southwater is a thriving village on the outskirts of Horsham and offers a new village centre providing a range of shopping facilities that include a supermarket, library and veterinary practice as well as a café, restaurant and village pub.

Just at the top of the road Southwater Country Park has 70 acres of lakes and paths close to the village centre. The Park contains a skate park, children's adventure playground and Southwater Water Sports Centre with facilities for sailing and canoeing. There is direct access to the Downs Link footpath/cycleway from the Park.

The beautiful Christ's Hospital School is nearby which houses the Bluecoat Sports Health and Fitness Centre. The village also has infant and junior schools, health centre and picturesque country park with lake and paths.



Southwater is close to the A24 which leads to the M23 and M25 with easy access to London and the South Coast. For those needing to commute, the nearby town of Horsham has a mainline station that has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes).

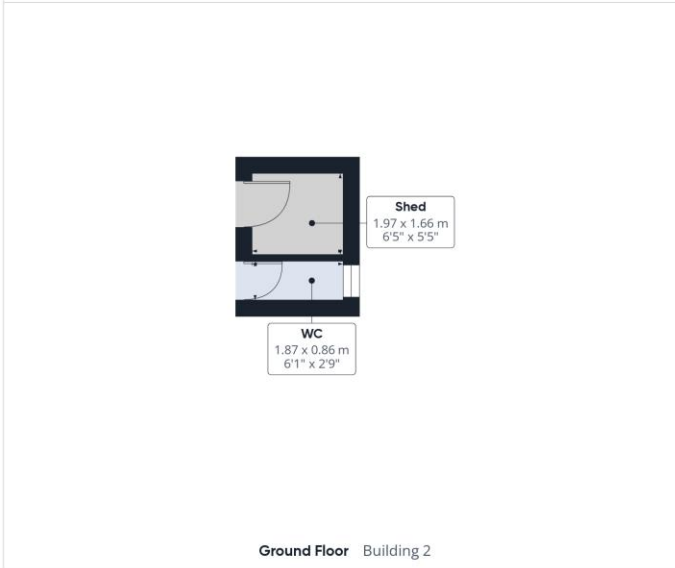
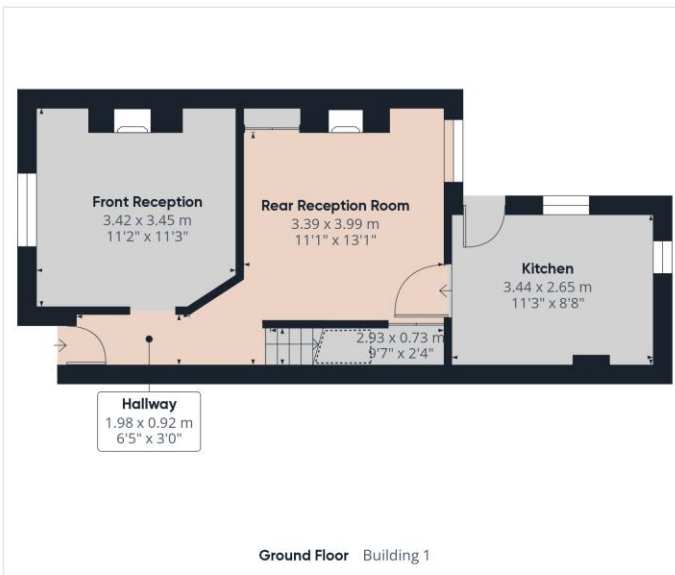
We are showing the home over the next few weeks with best and final offers to be invited, all offers to be received by our offices by close of business on Monday 17th June 2024 by 5pm.

Points to note

The property is on mains electric and water supply and drainage.








Approximate total area⁽¹⁾
83.02 m ² 893.66 ft ²
Reduced headroom
1.13 m ² 12.15 ft ²
(1) Excluding balconies and terraces
⌄ Reduced headroom (below 1.5m/4.92ft)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

