



**2 Allendale Worthing Road, Southwater**

Guide Price **£700,000**

  
**Henry Adams**  
estate agents



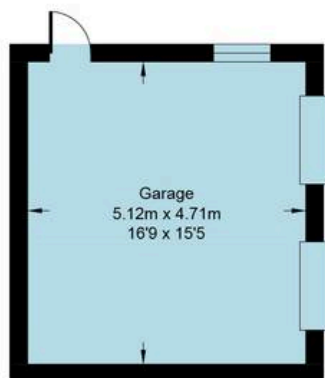
## 2 Allendale Worthing Road

Southwater, Horsham

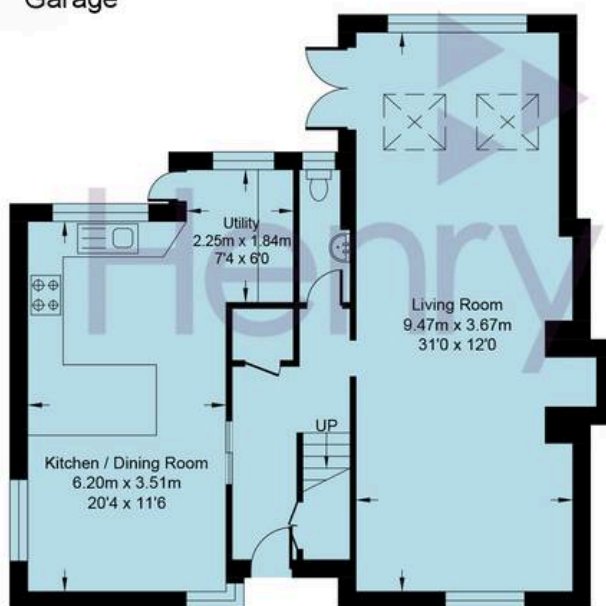
Situated in a desirable area of Southwater in this small development of just 7 homes is this spacious four-bedroom detached property with detached double garage in a mock-Tudor design. The property is approached via a tarmacadam driveway and as the floorplan shows, offers accommodation comprising: entrance hall with a very handy coats cupboard leading through to the double aspect living room which is the length of the property with space for a log burner and has double doors out to the garden. The triple aspect kitchen/dining room offers the ideal family space that people are looking for. The kitchen area is modern in design with a range of wall and floor units in a "U" shape with modern splashback as well as under counter lighting and integral dishwasher and fridge freezer. There is also a utility area with door out to the garden. There is also a downstairs W.C.

Upstairs the property continues to impress with four well balanced bedrooms. The principal bedroom benefits from built in wardrobes and separate modern ensuite shower room with W.C and sink. There is also a family bathroom with bath and shower above, W.C and sink.

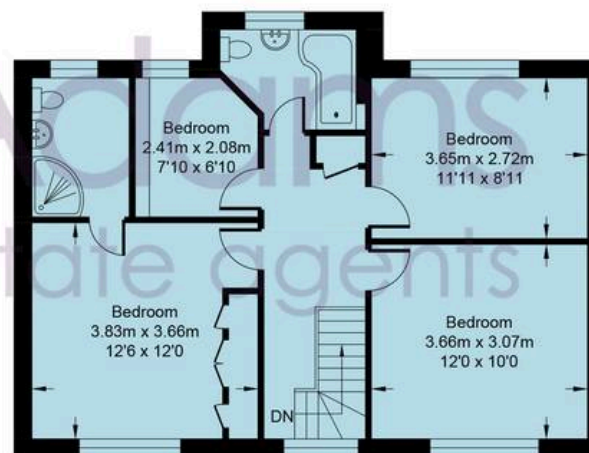




Garage



GROUND FLOOR



FIRST FLOOR



## Allendale

Approximate Area = 1396 sq ft / 129.7 sq m

Garage = 260 sq ft / 24.1 sq m

Total = 1656 sq ft / 153.86 sq m

For identification only - not to scale











Outside, the property offers parking for several cars with access to the double garage with two up and over doors and side gate leading around the property to the rear garden. The rear garden has a delightful "I" shaped patio off the back of the property leading to the lawned garden. The garden has a hedge to the rear of the garden as well as fencing providing privacy.

- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Decorated to a Modern Standard
- Open Plan Kitchen / Dining Area
- Double Garage
- Off Road Parking
- Close to Southwater Country Park and Lintot Square
- Access to Horsham

The village of Southwater has much to offer, including Lintot Square with a variety of local businesses including a Co-op, hairdressers, restaurant and café. Southwater also boasts a number of public houses and a large doctors' surgery. Regular bus services run to Horsham town centre with its great transport links to London and the South Coast plus excellent educational facilities. Additionally, there are two very good junior schools in Southwater, Castlewood and the Southwater Academy. There is also Southwater Country Park, featuring a lake, dinosaur theme play park and café as well as access to Downs link providing routes to Guilford and Shoreham.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











## Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note – Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.