



The Mead House, Station Road, Southwater, RH13 9LB

Guide Price £270,000 – £280,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- Duplex apartment built in 2008
- Spacious and well presented accommodation
- Pleasant east facing outlook over the square
- No onward chain
- Allocated parking and visitor spaces nearby
- Communal roof terrace
- Close to shops, schools, walks and transport links
- Ideal first time or lock up and leave property

A spacious and well located 2 double bedroom duplex apartment with communal roof terrace, parking and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A spacious and well located 2 double bedroom duplex apartment, Built in 2008 with communal roof terrace, parking and no onward chain. The property is situated off Lintot Square, within easy reach of shopping facilities, excellent schools, major transport links, Southwater Country Park and the Downs Link.

The accommodation comprises: communal entrance with stairs rising to first floor which leads onto the communal roof terrace which is ideal for get-togethers.

The entrance hallway is a great size and leads into the bathroom and spacious sitting/dining with Juliet balcony enjoying a pleasant outlook over the square and kitchen fitted with an attractive range of Beech effect units and space for appliances.

Stairs rise to the next level with 2 well proportioned double bedrooms.

Benefits include double glazed windows, electric heating and security entry system.

There is an allocated parking space and visitor spaces nearby.

Lease length: 103 years remaining

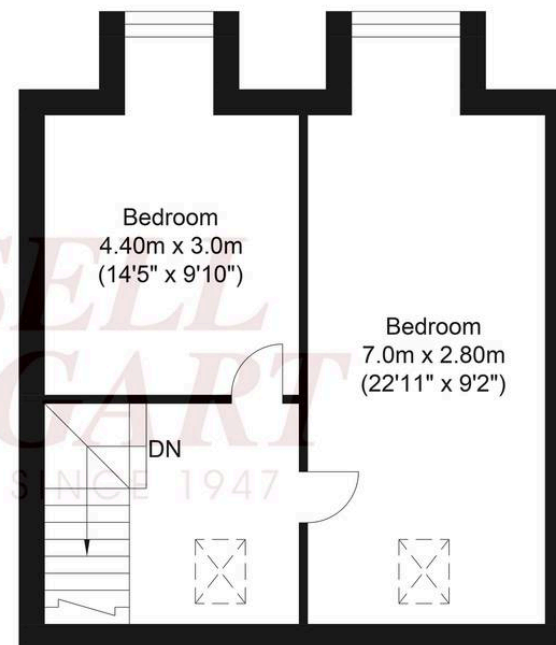
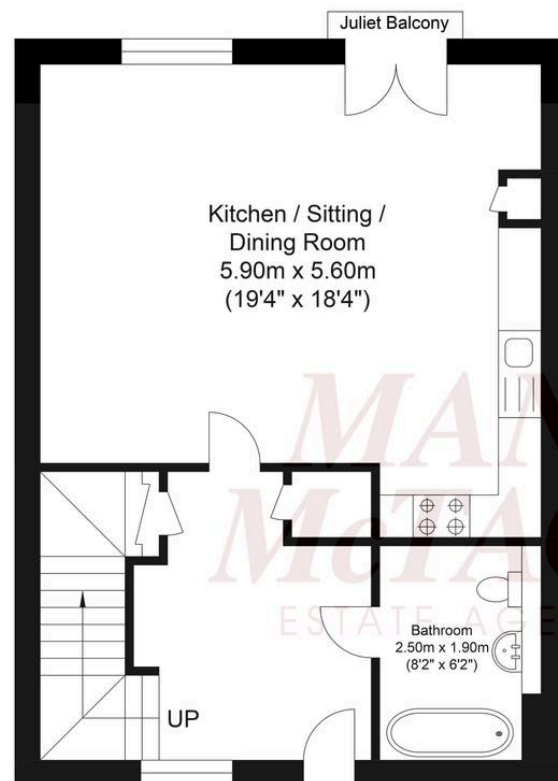
Maintenance charge and ground rent: £180 per month

Maintenance review and ground rent review period: Annually

Managing agents: Stiles Harold Williams

Southwater is an established village brimming with amenities, situated south of Horsham. With Lintot Square at its convenient centre, everyday needs are fully accommodated with a host of local shopping. Accessible, free parking provides easy access to the Co-op store, Post Office, gift shop, hairdressers, florist and beauty salon. A choice of three local public houses, Indian, Italian, Chinese, pizza, fish & chips and pretty tea room are on hand for dining out or takeaway. Community facilities are within reach with a well-stocked library, leisure centre, health surgery, dentist, pharmacy and vets and three excellent schools offer families outstanding educational options. Southwater Country Park is a stunning 70-acres within the Parish, home to the Water Sports Centre. With three lakes for sailing, canoeing and fishing, beach/barbeque area, a delicious café, skate park and magnificent dinosaur adventure playground for children, the whole family is catered for. Direct access to the Downs Link provides breath-taking routes for the avid cyclist, horse-rider or dog walker. Southwater is served by regular bus services to Horsham and surrounding areas and both Christ's Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around the town. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.





Ground Floor
Approximate Floor Area
520.75 sq ft
(48.38 sq m)

First Floor
Approximate Floor Area
404.07 sq ft
(37.54 sq m)

Approximate Gross Internal Area = 85.92 sq m / 924.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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