



20 Abbotsleigh, Southwater

Guide Price **£425,000**


Henry Adams
estate agents

20 Abbotsleigh

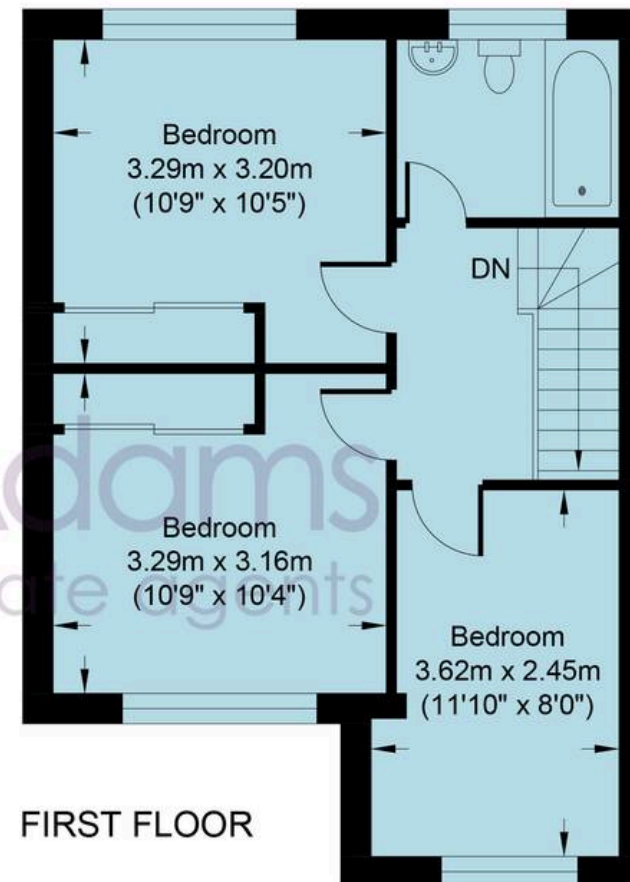
Southwater, Horsham

This superbly presented three-bedroom mid-terraced house is situated in a quiet cul-de-sac position offering a perfect blend of comfort and convenience. The property boasts a spacious living room and a separate dining room that has patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience.

Featuring three double bedrooms, this home provides ample space for a growing family or those seeking extra room for guests or a home office. The refitted modern and contemporary bathroom adds a touch of luxury while ensuring practicality for every-day use.

In addition to its well-appointed interior, this property offers driveway parking with space for several vehicles and an electric car charging point. The very generous and oversized rear garden provides a private outdoor sanctuary, perfect for relaxation or entertaining guests with a patio terrace area, large areas of lawn and well kept beds and borders. There is also a private gated access offering convenience. Residents will also enjoy easy access to the nearby Downs Link Trail and Southwater Country Park, providing ample opportunities for outdoor recreation.





Abbotsleigh

Approximate Area = 891 sq ft / 82.8 sq m

Total = 891 sq ft / 82.8 sq m

For identification only - not to scale





For commuters, this home's convenient location offers easy access to commuter routes to London, Gatwick, and Brighton, ensuring a stress-free journey to work or leisure destinations. Families will appreciate the proximity to nearby well-regarded local schools, providing quality education options for children of all ages. Overall, this three-bedroom terraced home combines modern comforts with practical amenities, making it an ideal choice for those seeking a comfortable and convenient living experience. With its unbeatable location and well-designed features, this property is sure to appeal to a variety of buyers looking to settle in a vibrant and family-friendly neighbourhood.

Council Tax band: D Tenure: Freehold EPC Rating: D

- **Three Bedroom Terraced Home in Cul-de-Sac Location**
- **Living Room and Separate Dining Room open to Rear Garden**
- **Refitted Modern and Contemporary Bathroom**
- **Driveway Parking and Electric Car Charging Point**
- **Very Generous and Oversized Rear Garden**
- **Rear Garden with Private Gated Access**
- **Access to Nearby Downs Link Trail & Southwater Country Park**
- **Commuter Routes to London, Gatwick and Brighton**
- **Nearby Well Regarded Local Schools**







Henry Adams – Horsham

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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.