



**13 The Wickens, Fairbank Road, Southwater, RH13 9LH**

In Excess of **£240,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 2 good sized bedrooms
- Second floor apartment
- Built in 2006
- Lift service
- No onward chain
- Allocated parking space
- Close to shopping facilities, transport links and Horsham town centre
- Striking distance of the Downs Link with stunning walks and Southwater Country Park

A well located and good sized 2 bedroom second floor apartment, built in 2006 with lift, allocated parking space, 105 years remaining on the lease and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A well located and good sized 2 bedroom second floor apartment, built in 2006 with lift, allocated parking space, 105 years remaining on the lease and no onward chain.

The property is situated in the centre of this popular village, close to shopping facilities, major transport links and within a short stroll of Southwater Country Park and the Downs Link with some outstanding walks.

The accommodation comprises: entrance hallway with separate airing and storage cupboards, 2 good sized bedrooms (1 double and 1 generous single) and modern shower room.

The great sized kitchen/sitting/dining room is fitted with a selection of Beech effect units with integrated fridge/freezer, Neff oven, hob & extractor. There is also space for a washing machine and dishwasher.

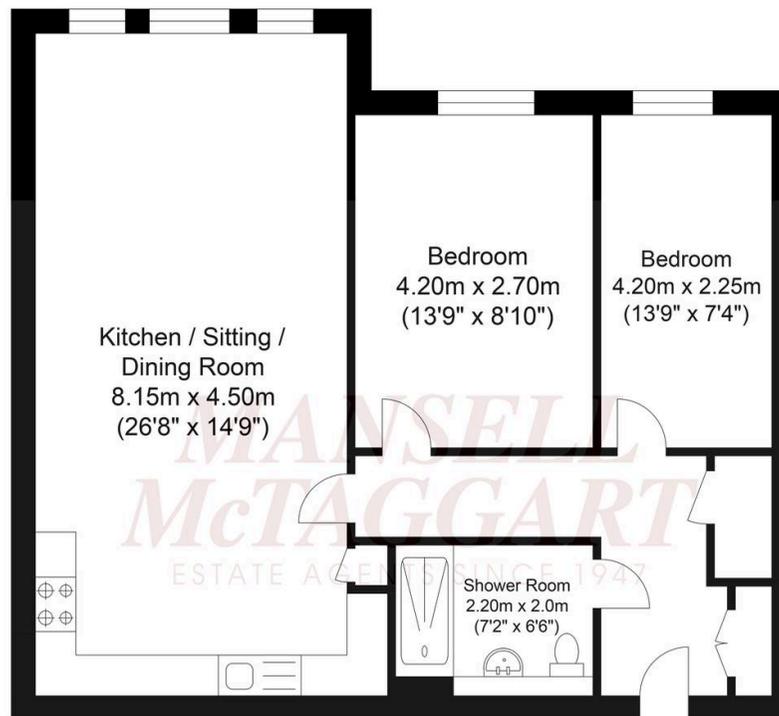
Benefits include a security entry system, double glazed windows, electric heating and direct lift access.

There is a covered allocated parking space at the rear of the property.

Tenure: Leasehold Lease: 105 years remaining. Maintenance charge: £449.61 per quarter to include reserve fund. Maintenance review period: Annually. Managing agents: SHW 01293 441347.

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.





Approximate Floor Area  
741.41 sq ft  
(68.88 sq m)

Approximate Gross Internal Area = 68.88 sq m / 741.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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