



College Road, Southwater

Guide Price £250,000

College Road

Southwater, Horsham

A spacious and well-presented two-bedroom split-level maisonette, ideally situated on a popular residential road in the vibrant village of Southwater. Arranged over two floors, this attractive home offers generous living and bedroom accommodation.

Accessed via its own private front door, the maisonette is thoughtfully arranged to create a clear separation between living and sleeping areas. Stairs rise to the first-floor landing, where a door leads into a bright and expansive open-plan lounge/diner and kitchen.

The lounge/dining room is an impressive space, flooded with natural light from large windows and offering excellent flexibility for both relaxing and entertaining.

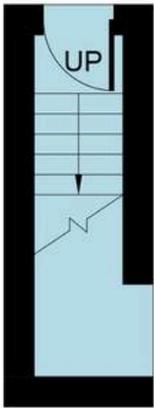
The kitchen is well-appointed with a range of eye and base-level units, an oven and hob, and space for additional appliances, making it both practical and sociable for everyday living.

To the second floor are two generously sized double bedrooms, each comfortably accommodating double beds along with additional freestanding furniture—ideal for family living or guests.

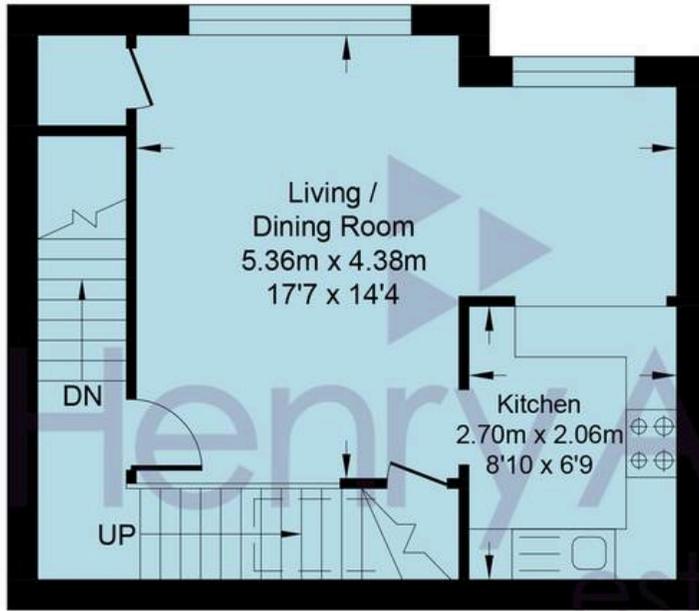
The bathroom has a luxurious and tranquil feel, featuring both a separate bath and shower, fully tiled walls and flooring, and a modern vanity unit.



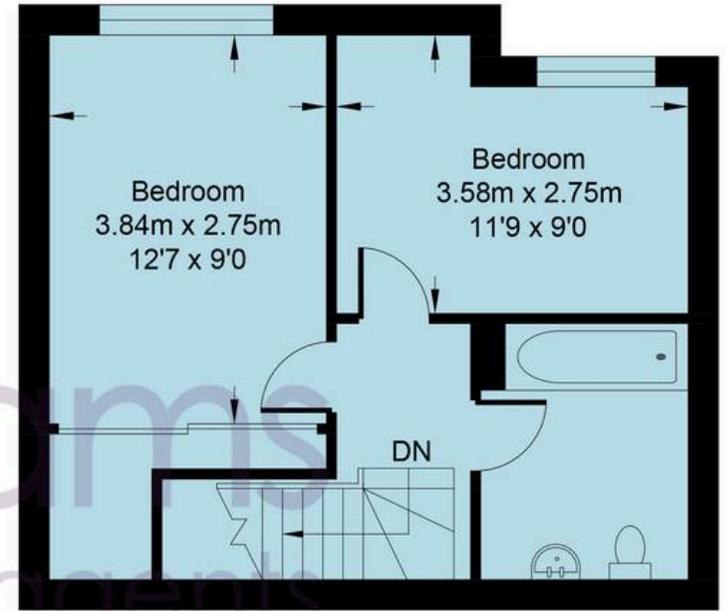




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

College Road



Approximate Area = 756 sq ft / 70.3 sq m

Total = 756 sq ft / 70.3 sq m

For identification only - not to scale



Externally, the property benefits from a private, attractive garden, as well as access to a garage en bloc—ideal for storage.

Location The property is ideally located within walking distance of Southwater Country Park, local shops, and the ever-popular Downs Link. There is excellent access to the A24, M23, and A281, providing convenient routes to Brighton, Worthing, Crawley, Gatwick, and Guildford. Regular bus services run every regularly to Horsham train station and Gatwick Airport, with rail connections from Horsham offering direct links to London Victoria and London Bridge.

Council Tax band: C

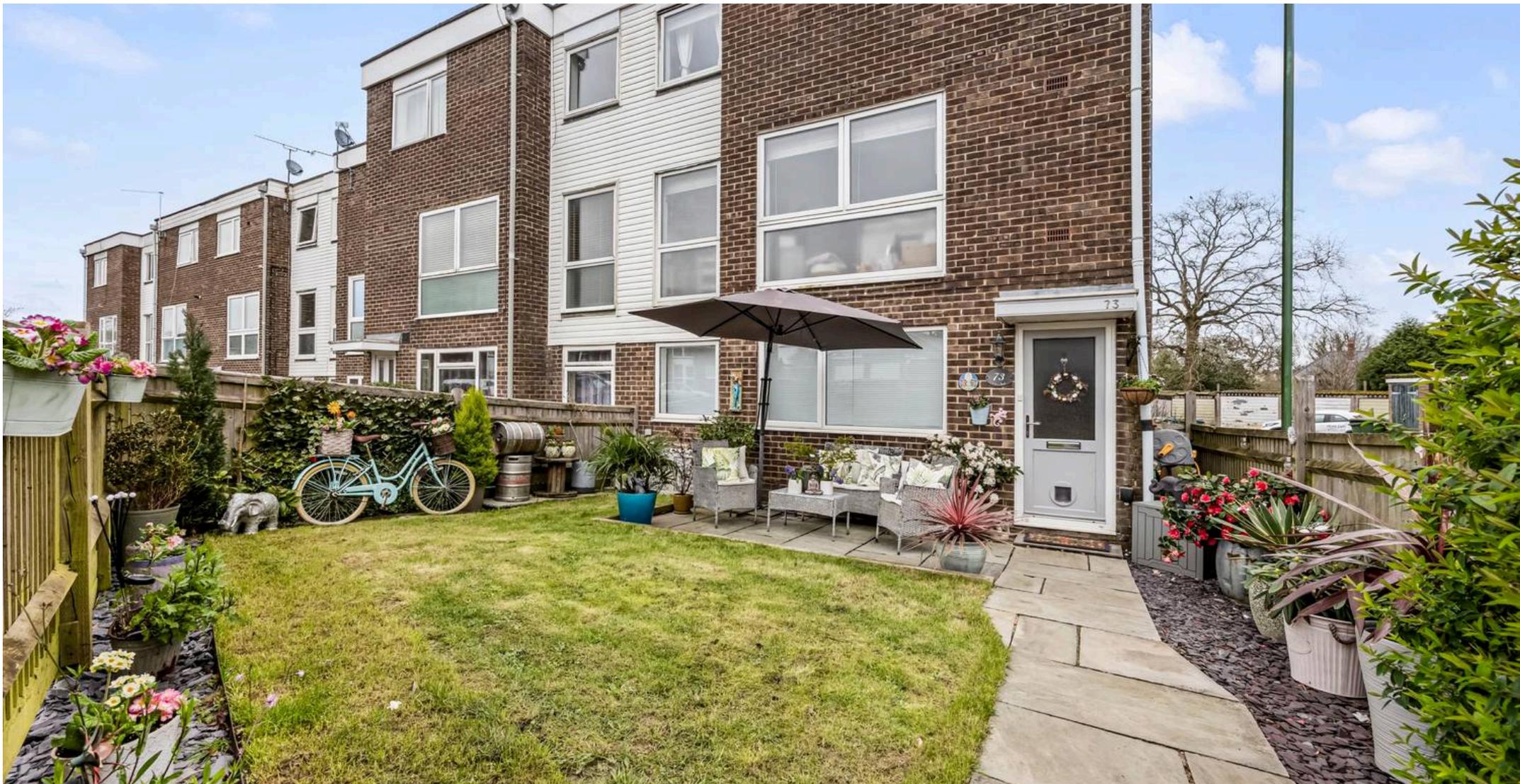
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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