



**Bakers Close,
Southwater, RH13 9DX**

**Asking Price
£415,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

LOCATION

Bakers Close is a popular residential cul-de-sac in Southwater, around four miles south of Horsham. The village offers a strong range of everyday amenities centred around Lintot Square, including shops, services and places to eat, while Southwater Infant Academy is approximately 0.3 miles from Bakers Close. Southwater Country Park provides attractive lakeside walks, open green space and leisure facilities, with the Downs Link also passing through the village. Horsham offers a wider selection of shopping, restaurants and rail connections, while convenient access to the A24 makes the location practical for commuters and families travelling throughout West Sussex every day.

PROPERTY

Offered to the market with no onward chain, this three bedroom terraced home provides generous and practical accommodation with excellent scope for a buyer to personalise through straightforward cosmetic updating. The ground floor is centred around an impressive living and dining room extending to approximately 27'11" in length, providing plenty of space for separate seating and dining areas. French doors open directly onto the rear garden, while the separate kitchen overlooks the garden and includes fitted units, integrated cooking appliances and space for further appliances. Upstairs, the principal bedroom is a comfortable double and benefits from its own en suite shower room. A second double bedroom and useful third bedroom provide flexibility for children, guests or home working, while a separate family bathroom serves the remaining rooms. Gas central heating is provided by a Vaillant boiler. The property is generally in good order and offers buyers the chance to modernise the décor to their own taste without taking on substantial renovation. With a garage, driveway parking, private garden and no onward chain, this is a practical Southwater home. The overall layout works particularly well for first-time buyers, young families, downsizers or anyone seeking flexible space in a convenient village setting.

OUTSIDE & PARKING

The rear garden is a good size and offers an established, enclosed outside space with a paved terrace immediately adjoining the house, providing room for outdoor seating and entertaining. Steps lead down to a lawn surrounded by mature shrubs, flowering plants and established trees, creating an attractive and private setting with plenty of scope for further landscaping. To the front, the property benefits from driveway parking directly outside the house together with an integral garage, ideal for secure parking, bikes, tools or additional storage. This combination of driveway, garage and generous garden adds excellent everyday practicality for families and commuters.

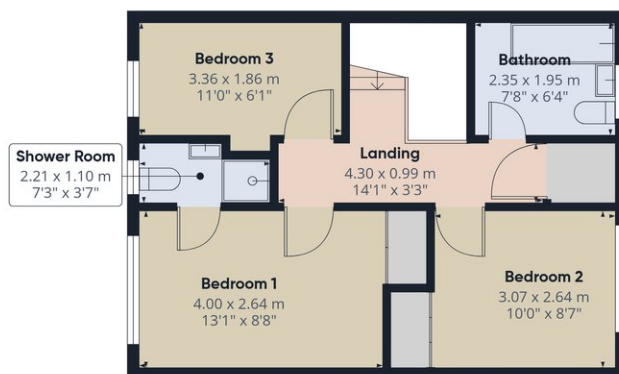




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Ground Floor



Floor 1

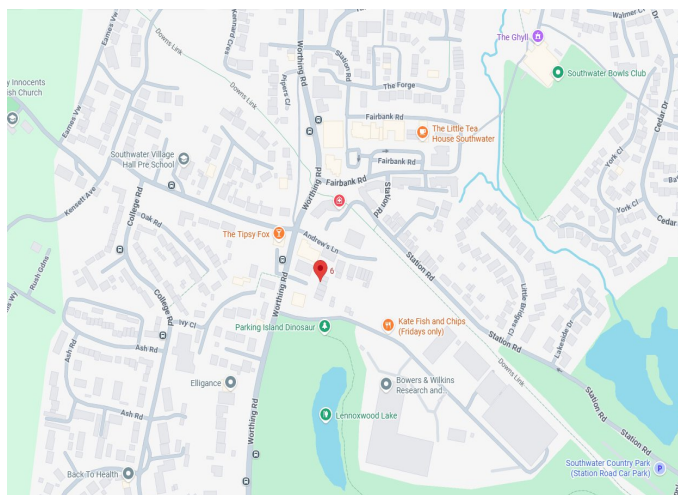
Approximate total area⁽¹⁾
87.1 m²
939 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

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