



Leith View Worthing Road

Southwater, Horsham, RH13 9HA

Guide price £375,000

Freehold Council Tax Band

## Leith View Worthing Road Southwater, Horsham, RH13 9HA

**\*\* Guide Price £375,000 - £400,000 \*\***  
James & James Estate Agents are delighted to offer for sale this deceptively spacious two bedroom detached bungalow with feature garden, ample off road parking a garage and workshop

In brief, the accommodation comprises; Entrance hall, lounge, Kitchen /dining room, two bedrooms, re fitted shower room, garden room / lean to, feature rear garden with timber shed, workshop and garage, other benefits include ample off road parking and being offered for sale with no onward chain.

- \*Favoured Southwater
- \*Detached Bungalow
- \*Stunning Gardens
- \*Garage & Off Road Parking
- \*Good Size Bedrooms
- \*workshop
- \*Entrance Porch
- \*Double Glazing
- \*Gas Central Heating
- \*Viewing Recommended
- \*No Onward Chain

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.





Lounge  
15'8 x 10'7 (4.78m x 3.23m)

Bedroom One  
10'4 x 10'11 (3.15m x 3.33m)

Bedroom Two  
11'4 x 10'5 (3.45m x 3.18m)

Kitchen Breakfast Room  
23'09 x 10'9 (7.24m x 3.28m)

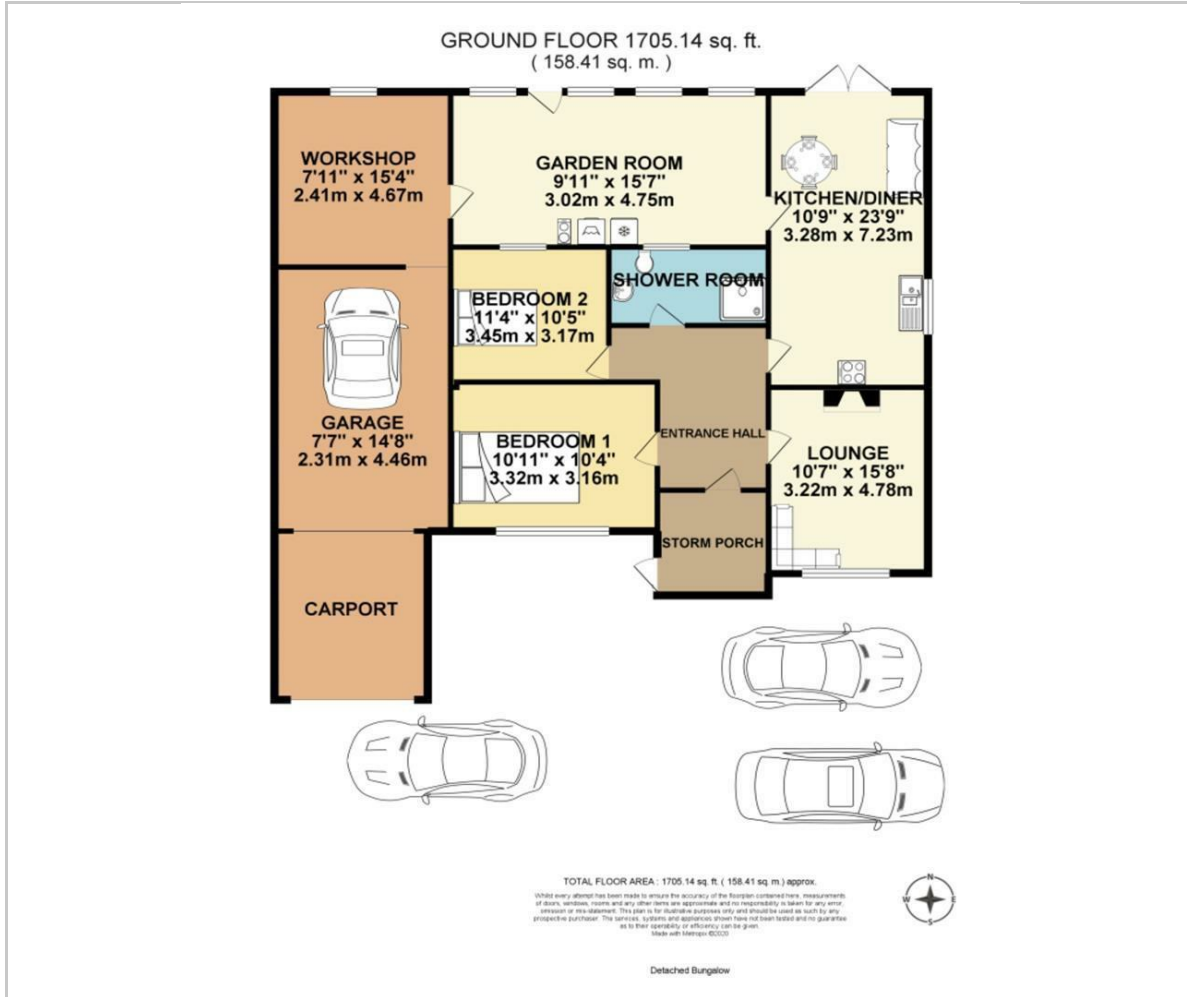
Garden Room / Lean To  
15'7 x 9'11 (4.75m x 3.02m)

Workshop  
15'4 x 7'11 (4.67m x 2.41m)

Garage (measured internally)  
14'8 x 7'7 (4.47m x 2.31m)



## Floor Plan

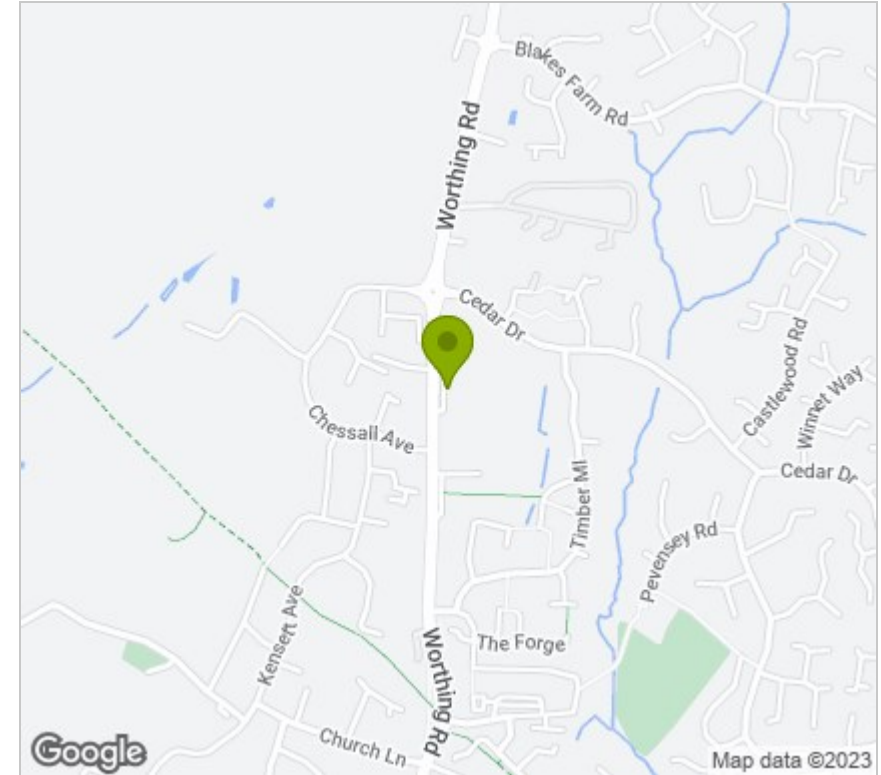


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

