

Hi Homed:In

18 Station Road, Southwater, RH13 9HQ

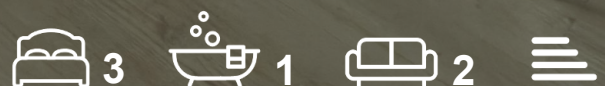
Hi H

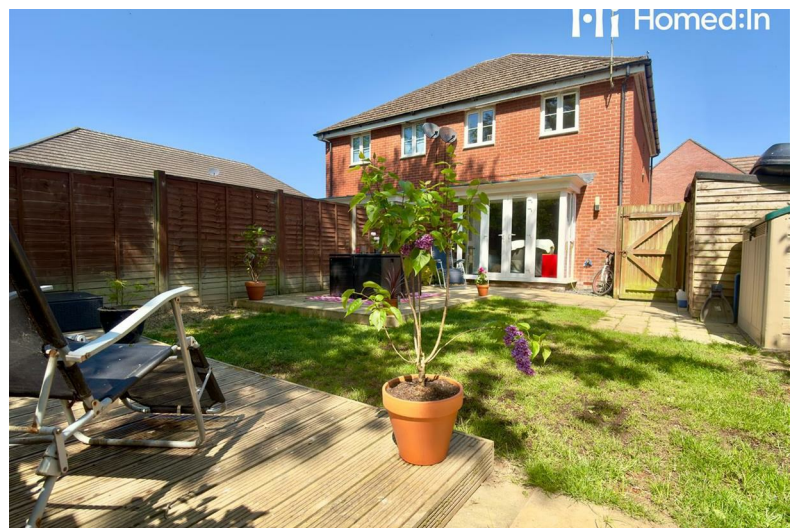


Martindales

Southwater, Horsham, RH13 9AE

Price Guide £400,000





Description

A handsome nearly new build, set in a modern and landscaped development, not far from Horsham and Southwater's various facilities.

- Attractive 3 Bedroom Home Close to Horsham, in Modern Quiet Development
- Downstairs WC
- South Facing, Broad Garden
- Ideal for Extension
- A Must View Example, Enquire Today
- Modern, Tasteful Finishing for a Seamless Move
- Bright, Open Living Room-Diner
- Long Driveway for 3 Cars
- Location King! Quiet, Green, Undisturbed Development





Martindales, RH13

Approximate Gross Internal Area = 69 sq m / 743 sq ft

The floor plan consists of two parts: the Ground Floor and the First Floor. The Ground Floor is on the left and features a large Living Room (4.65 x 4.24 / 15'3 x 13'11) with a fireplace and a bay window, a Kitchen (3.00 x 2.13 / 9'10 x 7') with a sink and stove, a bathroom, and a toilet. A staircase labeled 'Up' leads to the first floor. The First Floor is on the right and features three bedrooms: Bedroom 1 (4.24 x 2.90 / 13'11 x 9'6), Bedroom 2 (2.97 x 2.36 / 9'9 x 7'9), and Bedroom 3 (2.24 x 1.73 / 7'4 x 5'8). It also includes a bathroom and a staircase labeled 'Down' leading to the ground floor. An entrance labeled 'IN' is shown at the bottom of the ground floor plan.

Ground Floor

- Living Room: 4.65 x 4.24 (15'3 x 13'11)
- Kitchen: 3.00 x 2.13 (9'10 x 7')
- Bathroom
- Toilet
- Stairs: Up

First Floor

- Bedroom 1: 4.24 x 2.90 (13'11 x 9'6)
- Bedroom 2: 2.97 x 2.36 (9'9 x 7'9)
- Bedroom 3: 2.24 x 1.73 (7'4 x 5'8)
- Bathroom
- Stairs: Down

IN

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Christ's Hospital

Christ's Hospital

Worthing Rd

A24

Colstaple Ln

SOUTHWATER STREET

Google

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Please contact our Horsham Office
on 01403 597595 if you wish to arrange a viewing appointment for this property
or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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