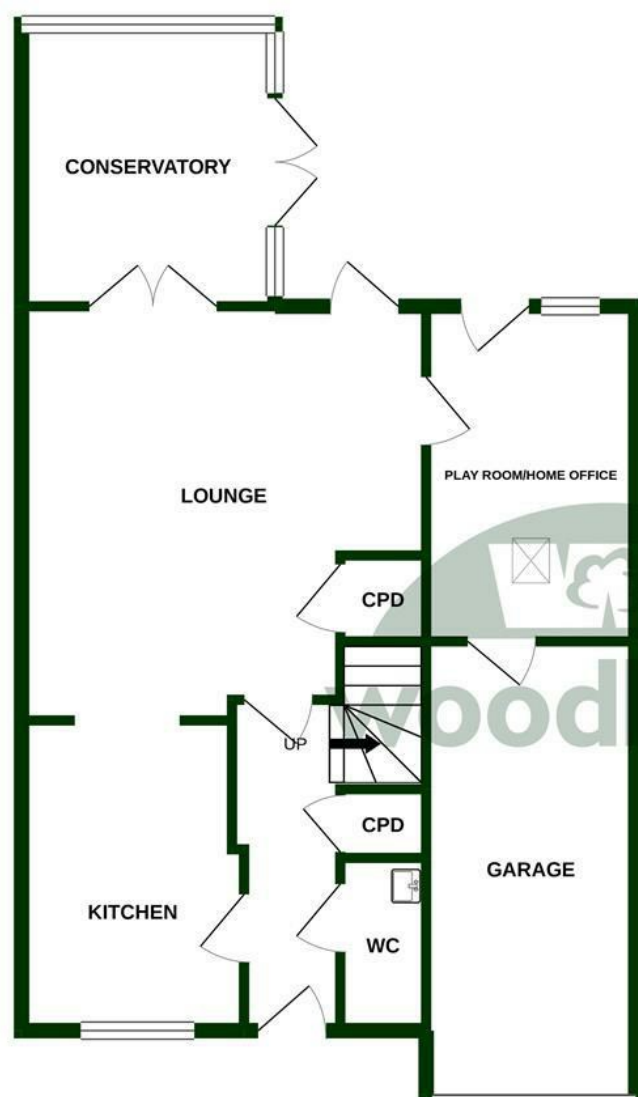
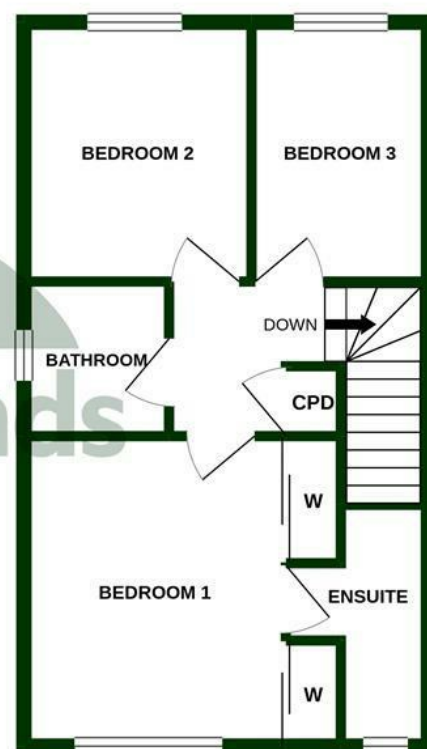


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Thinking of purchasing as an Investment Property?



Woodlands Lettings would be delighted to assist you with finding a suitable tenant, carry out all the referencing on your behalf & ensuring all the necessary paperwork is in place. Please call us on 01403 252100 & we would be happy to discuss terms with you & of course help in any way we can.

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.



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Established 1991

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Shelleys Court, Manor Fields, Horsham, West Sussex, RH13 6SE £425,000 Freehold

A three bedroom extended link detached family home, presented in good order throughout situated towards the North East side of Horsham. The property offers well proportioned accommodation arranged over two floors and briefly comprises an entrance hall with cloakroom and door into the kitchen with window to front aspect and a good range of wall, base and drawer units with complimenting work tops and built in double oven and hob. From here you lead into the lounge, which can also be accessed from the hall, with door into the adjacent play room/home office and double doors from the lounge into the conservatory at the rear. Upstairs is a master bedroom with built-in wardrobes and en-suite shower room, two further bedrooms and a family bathroom. The property also benefits from having gas fired central heating and double glazing. Outside, there is a driveway providing off road parking, leading to the integral garage and a garden at the rear. An internal viewing is strongly advised.



- EXTENDED LINK DETACHED HOME
- KITCHEN
- PLAY ROOM/HOME OFFICE
- MASTER BEDROOM WITH EN-SUITE
- INTEGRAL GARAGE & PARKING
- DOWNSTAIRS CLOAKROOM
- LOUNGE
- CONSERVATORY
- TWO FURTHER BEDROOMS & BATHROOM
- GFCH & DOUBLE GLAZED

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property

www.woodlands-estates.co.uk

Energy Performance Certificate



HORSHAM, RH13

Dwelling type: Semi-detached house
Date of assessment: 25 October 2017
Date of certificate: 25 October 2017
Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

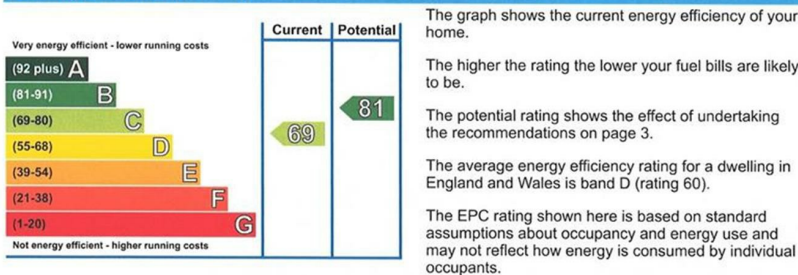
Estimated energy costs of dwelling for 3 years:	£ 2,238
Over 3 years you could save	£ 153

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	 You could save £ 153 over 3 years
Heating	£ 1,593 over 3 years	£ 1,608 over 3 years	
Hot Water	£ 414 over 3 years	£ 246 over 3 years	
Totals	£ 2,238	£ 2,085	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 153	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 933	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

LOCATION

Situated in a popular location within 1 mile of Horsham mainline Station with commuter links to London and within 1½ miles of Horsham Town Centre which offers a comprehensive range of shopping facilities. The location also offers great road links for the A264 towards Crawley and M23/M25 for London.

Accommodation with approximate room sizes:

ENTRANCE HALL

CLOAKROOM

KITCHEN 3.58m x 2.59m max 2.41m min (11'9" x 8'6" max 7'11" min)

LOUNGE 4.80m max 2.79m min x 4.72m max 3.71m min (15'9" max 9'2" min x 15'6" max 12'2" min)

PLAY ROOM/HOME OFFICE 3.78m x 2.16m (12'5" x 7'1")

CONSERVATORY 3.28m x 2.92m (10'9" x 9'7")

FIRST FLOOR

LANDING

BEDROOM ONE 3.58m x 2.95m (11'9" x 9'8")

EN-SUITE 2.77m x 1.68m max (9'1" x 5'6" max)

BEDROOM TWO 2.97m x 2.57m (9'9" x 8'5")

BEDROOM THREE 2.97m x 2.01m (9'9" x 6'7")

FAMILY BATHROOM 1.73m x 1.68m (5'8" x 5'6")

OUTSIDE

INTEGRAL GARAGE

OFF ROAD PARKING

REAR GARDEN

DIRECTIONS: From Horsham town centre follow the road to Crawley over the railway bridge. At the roundabout take the third exit into Harwood Road. Continue along and take the third exit into Harwood Road. Take the first turning on the left into Manor Fields and then first right into Shelleys Court.

COUNCIL TAX: Band E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

