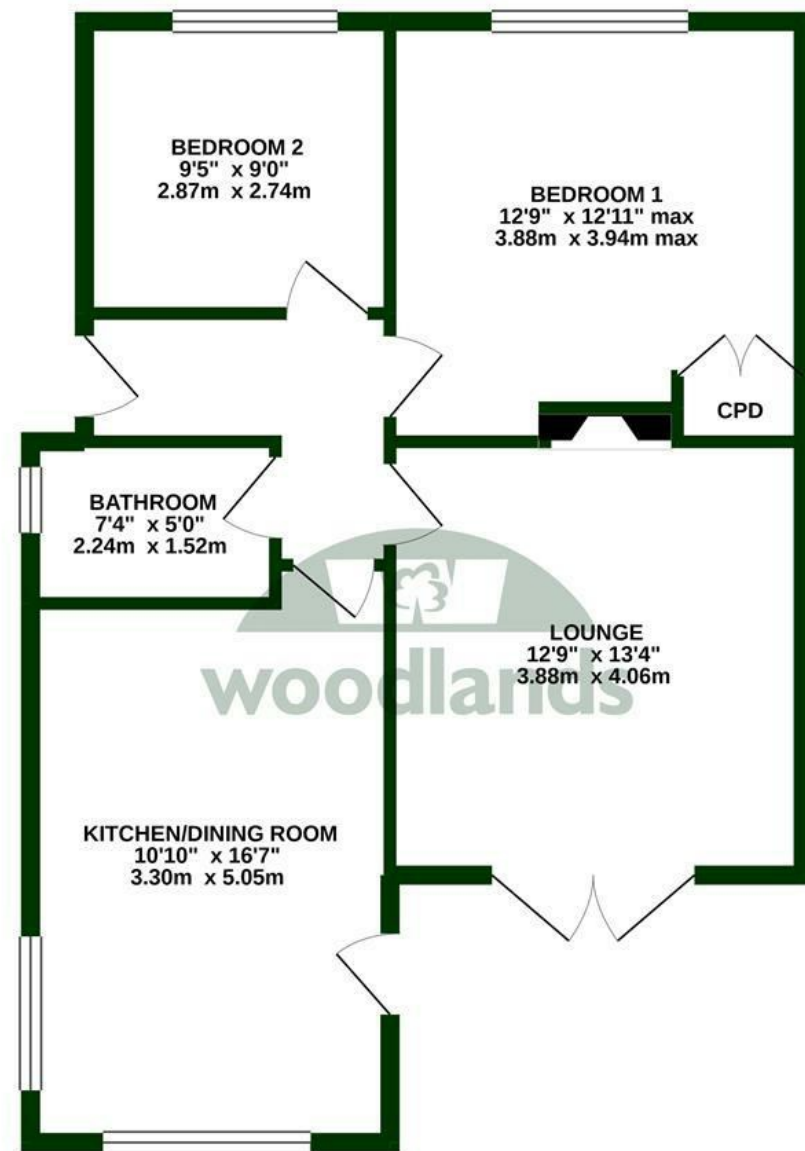


GROUND FLOOR



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. Made with Metropix ©2020



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

3 SOUTH STREET • HORSHAM • WEST SUSSEX • RH12 1NR • 01403 270270 • WWW.WOODLANDS-ESTATES.CO.UK

Park Rise, Horsham, West Sussex, RH12 2AY £425,000 Freehold

An extended and versatile two bedroom semi-detached bungalow situated in a favoured location within walking distance of local shops and schools with a south facing rear garden and ample parking. The property is well presented throughout and offers the potential to convert the loft, subject to the usual consents. The front door leads into an entrance hall with doors to all principal rooms. The 16' kitchen/dining room is ideal for entertaining, with doors leading to the raised decked veranda and south facing rear garden. The well appointed kitchen area has a range of built in appliances and white goods and also boasts a dining area with views over the rear garden. There is a lounge (currently being used as a bedroom) with log burner and doors opening out onto the garden. The master bedroom (currently being used as a lounge) has a built-in cupboard and there is a good size second bedroom. A modern family bathroom completes the internal accommodation. Externally, the property has an attractive lawn garden to the front with Indian sand stone path leading to the front door and side access gate. There is a large wrap around south facing lawn which offers an excellent degree of privacy with a gate leading to the detached garage at the rear, accessed from Larch End with off road parking to the front of the garage and additional off road parking for 2 vehicles at the front of the bungalow.



- SEMI DETACHED BUNGALOW
- LOUNGE WITH LOG BURNER
 - TWO BEDROOMS
 - DETACHED GARAGE
- SOUTH FACING REAR GARDEN
- ENTRANCE HALL
- 16FT KITCHEN/DINING ROOM
 - FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS & SCHOOLS

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

LOCATION

Situated on the ever popular west side of Horsham this property offers great access for the town centre being within just a short walk. There are local shops nearby and it's also within close proximity to the local schools of Trafalgar Infants and Greenway Academy and within the catchment for Tanbridge House School.

The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park.

Accommodation with approximate room sizes:

ENTRANCE HALL

KITCHEN/DINING ROOM 3.30m x 5.05m (10'10" x 16'7")

LOUNGE 3.89m x 4.06m (12'9" x 13'4")
(Currently being used as the master bedroom)

MASTER BEDROOM 3.89m x 3.94m max 3.33m min (12'9" x 12'11" max 10'11" min)
(Currently being used as the lounge)

BEDROOM TWO 2.87m x 2.74m (9'5" x 9')

BATHROOM 2.24m x 1.52m (7'4" x 5')

OUTSIDE

CORNER PLOT - FRONT GARDEN

SOUTH FACING REAR GARDEN

DETACHED SINGLE GARAGE

AMPLE OFF ROAD PARKING

DIRECTIONS: From Horsham town centre follow the Albion Way over the roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. Continue along and take the second turning on the right into Merryfield Drive. Continue past the shops on the left and the duck pond on your right. Then take the third turning on the right into Park Rise.

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.

Energy Performance Certificate (EPC) disclaimer: EPC'S are



carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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

Energy Performance Certificate

HM Government

HORSHAM, RH12

Dwelling type: Semi-detached bungalow

Reference number:

Date of assessment: 18 December 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 19 December 2018

Total floor area: 69 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:

£ 1,755

Over 3 years you could save

£ 252

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,347 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 255 over 3 years	£ 168 over 3 years	
Totals	£ 1,755	£ 1,503	You could save £ 252 over 3 years

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

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

Current

Potential

70

86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
2 Draught proofing	£80 - £120	£ 27
3 Solar water heating	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.