



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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Cissbury Close, Horsham, West Sussex, RH12 5JT £325,000 Freehold

An immaculate two double bedroom mid terrace home situated towards the North of Horsham. This property would make a great first-time purchase or buy to let investment and has a delightful southerly aspect rear garden and the benefit of parking and a garage. On entering this generously sized property you are greeted into the porch with space to remove shoes and coats before entering into the 12ft x 15ft lounge which has plenty of space for large living room furniture and a great space to entertain family and friends. Overlooking the rear aspect there is a modern kitchen/diner with plenty of storage and surface space, a number of integral appliances and space to easily accommodate table and chairs. On the first floor there are two double bedrooms both boasting built in wardrobes. The bathroom comprises of bath and overhead shower and is of neutral décor. The property is located in a quiet cul-de-sac and has an easy to maintain front garden. The property also benefits from its own garage and parking. The superb southerly aspect rear garden is a real feature which has been very well maintained and landscaped by the current vendor. There are herbaceous borders surrounding the patio area, an easy to maintain lawned area, storage shed with power to the rear of the garden with plum slate borders and rear access. An internal viewing is strongly advised.



- MID TERRACE HOUSE
- ENTRANCE PORCH
- KITCHEN/DINER
- BATHROOM
- GFCH & DOUBLE GLAZED
- CUL-DE-SAC LOCATION
- LOUNGE
- TWO BEDROOMS
- GARAGE & PARKING
- SOUTHERLY ASPECT REAR GARDEN

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

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LOCATION

Littlehaven train station is around a quarter of a mile away with trains direct to London and the south coast. There are many primary schools in the area and the property falls within the catchment for Forest Boys and Millais girls secondary schools. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from Pizza Express to the Michelin starred Tristan's. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

Accommodation with approximate room sizes:

ENTRANCE PORCH

LOUNGE 3.76m max x 4.67m (12'4" max x 15'4")

KITCHEN/DINER 3.73m x 3.07m (12'3" x 10'1")

FIRST FLOOR

LANDING

BEDROOM ONE 3.05m excluding wardrobes x 3.07m (10' excluding wardrobes x 10'1")

BEDROOM TWO 3.02m excluding wardrobes x 2.49m (9'11" excluding wardrobes x 8'2")

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE

OFF ROAD PARKING

DIRECTIONS: From Horsham town centre take the road to Crawley, past the station and over the railway bridge. At the next roundabout take the second exit on the left and continue along this road. At the next roundabout take the second turning on the left and continue along this road which is Rusper Road. After the railway crossing on Rusper Road take the third turning on the right which is Tylden Way. Take the third exit on the left into Bartholomew Way. Cissbury Close is then the first turning on the right.

COUNCIL TAX: To be confirmed

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

HMGovernment

HORSHAM, RH12

Dwelling type:Mid-terrace house

Date of assessment:27 July 2020

Date of certificate:27 July 2020

Reference number:

Type of assessment:RdSAP, existing dwelling

Total floor area:61 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:

£ 1,899

Over 3 years you could save

£ 498

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 1,275 over 3 years	£ 1,032 over 3 years	
Hot Water	£ 453 over 3 years	£ 198 over 3 years	
Totals	£ 1,899	£ 1,401	You could save £ 498 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

88

66

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 (suspended floor)	£800 - £1,200	£ 84
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 309
3 Solar water heating	£4,000 - £6,000	£ 108

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.