



Rushams Road, Horsham, West Sussex, RH12 2NT





Rarely available - This one bedroom semi-detached bungalow is bursting with character and charm, and provides the new owners scope to enhance and improve to create a wonderful and unique home.

This is a really sought-after location in Horsham. Just a short walk away from Horsham Park and The Rec, allowing the new owners to enjoy the abundant greenspace this area has to offer. We are also within easy walking distance of Horsham town centre and the mainline train station, and with bus routes and easy access to Horsham train station, you can see why so many people wish to settle down here.

Accessed by a parking area with one allocated parking space, a path leads to the private garden area to the front of the property, allowing the owners to enjoy an area for outdoor entertaining in the summer months. The front door leads into the kitchen, which is fitted with a good range of base and wall units, with a fitted oven and hob, as well as space for freestanding appliances. The bathroom is well fitted with white sanitary ware and is partly tiled. From the kitchen there is a small step down into the living room, which is a generous space, with room for sofas as well as dining room table and chairs, with a feature double height gable wall bringing in additional natural light.

Beyond this is a generous double bedroom with a large cupboard for additional storage. There is full central heating powered by an electric boiler, and the property is being sold vacant, with no onward chain.

LOCATION: 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. 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 is also Piries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and turn right at the traffic lights into Springfield Road. Continue into North Parade with the Park on your right hand side. Take the third turning on the left into Rushams Road. The property can be found on the right hand side, just after the turning for Lynwood Court.

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £180,000.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

KITCHEN 15'10" x 6'0" (4.83m x 1.83m)

BATHROOM 6'05" x 5'04" (1.96m x 1.63m)

LIVING/DINING ROOM 12'02" x 13'08" (3.71m x 4.17m)

BEDROOM 7'05" x 14'10" (2.26m x 4.52m)

CUPBOARD 2'04" x 5'02" (0.71m x 1.57m)

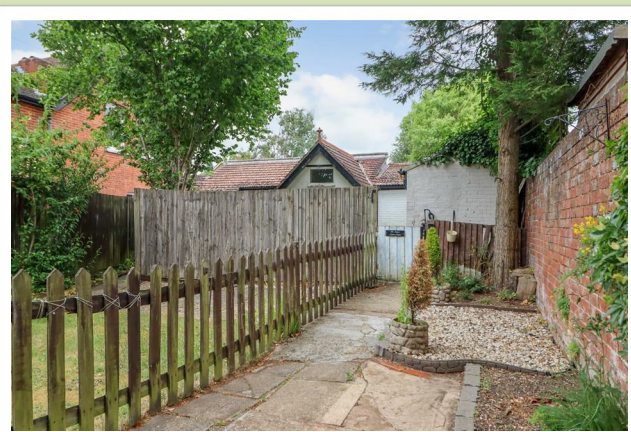
OUTSIDE

FRONT GARDEN

ALLOCATED PARKING SPACE

CENTRAL LOCATION

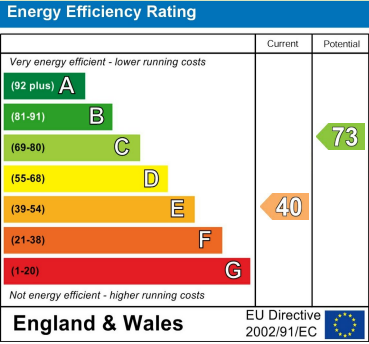
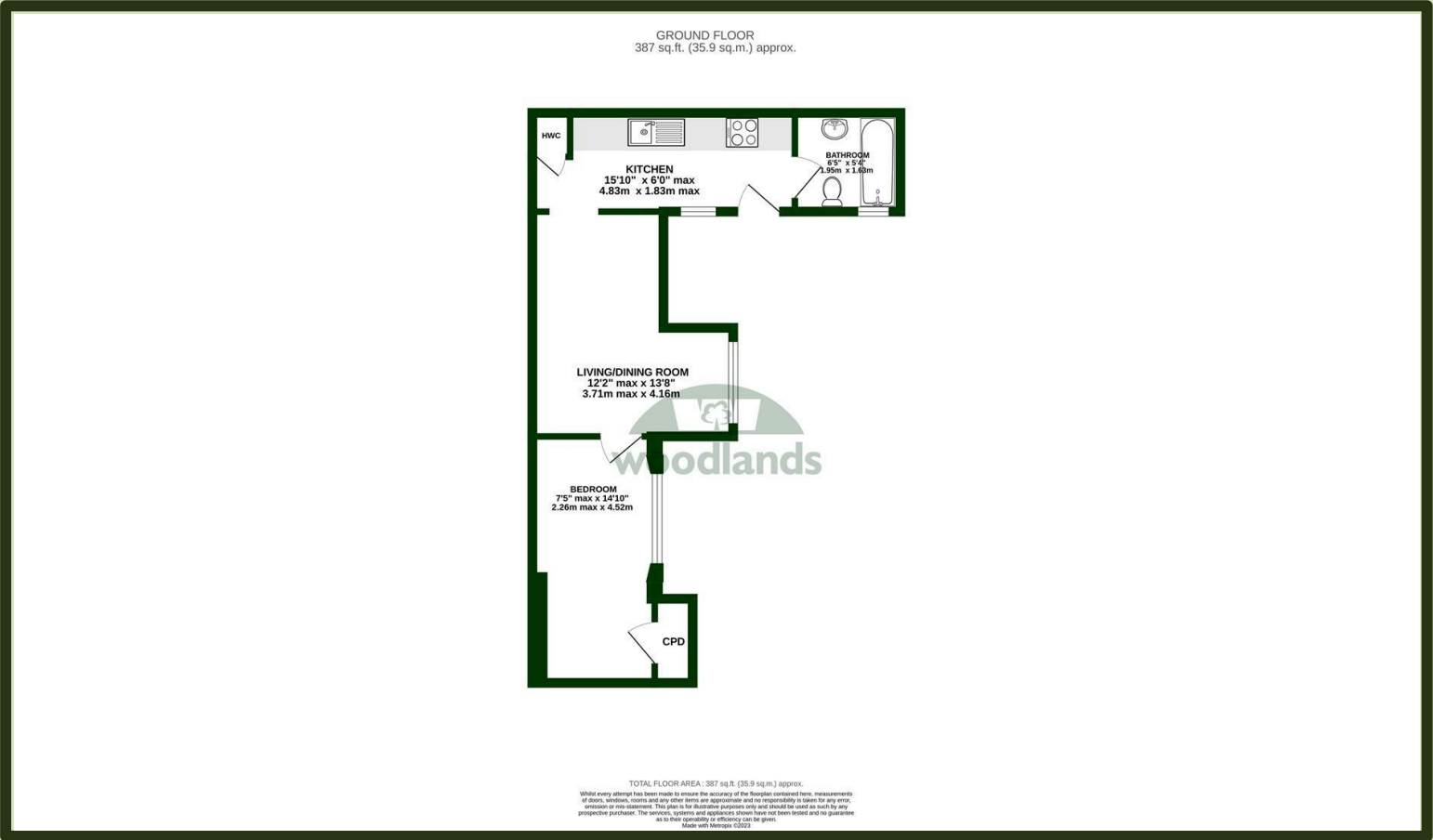
NO ONWARD CHAIN



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COUNCIL TAX: Band A. EPC RATING: E

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.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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 contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property
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.