

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Hills Place, Guildford Road, Horsham, West Sussex, RH12 1XT £345,000 Freehold

A rarely available two bedroom mid terrace home situated on this exclusive development with a minimum age requirement of 55 years, within walking distance of Horsham Town centre. The development itself comprises a range of two bedroom cottages and apartments and for peace of mind there is a Resident Manager and a 24 hour emergency call system. This particular property is offered to the market with no onward chain and offers good size accommodation arranged over two floors. The front door leads into the entrance hall with stairs to first floor and door into the lounge. There is a separate dining room, kitchen, a useful ground floor shower room and a conservatory with a door leading out onto a small garden patio to the rear. Upstairs are two double bedrooms and a bathroom. Outside, there are well maintained communal gardens to the front and rear and ample communal parking for residents. The property also benefits from having a garage in a block which has a 13 amp power point and fluorescent strip light. An internal viewing is strongly advised.



- TERRACE HOUSE - RETIREMENT
 - 17FT LOUNGE
 - KITCHEN
 - CONSERVATORY
 - FIRST FLOOR BATHROOM
- NO ONWARD CHAIN
 - DINING ROOM
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS
- GARAGE IN A BLOCK

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

The property is situated in an exclusive development on the west side of Horsham within easy access of local shops and amenities. Horsham town centre is approximately ¼ of a mile distant and offers a comprehensive range of shopping facilities with its wide selection of restaurants, cafes and shops, including John Lewis at Home store and a large Waitrose. Horsham Railway Station is approximately 1 mile distant and has a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes) and also offers routes to the south coast. The property is set near a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away. The property is also less than half a mile from a large Co-Op convenience store, with Doctors and Dentists also close at hand.

Accommodation with approximate room sizes:

ENTRANCE HALL

SHOWER ROOM 1.96m x 1.55m max (6'5" x 5'1" max)

LOUNGE 5.33m x 2.97m (17'6" x 9'9")

DINING ROOM 3.00m x 2.77m (9'10" x 9'1")

CONSERVATORY 2.82m max x 2.26m max (9'3" max x 7'5" max)

KITCHEN 3.61m x 2.18m (11'10" x 7'2")

FIRST FLOOR

LANDING

BEDROOM ONE 4.01m x 3.12m (13'2" x 10'3")

BEDROOM TWO 4.52m x 2.87m (14'10" x 9'5")

BATHROOM 3.10m x 2.08m (10'2" x 6'10")

OUTSIDE

SMALL GARDEN PATIO TO THE REAR

GARAGE IN A BLOCK

BEAUTIFULLY MAINTAINED COMMUNAL GARDENS

COMMUNAL PARKING

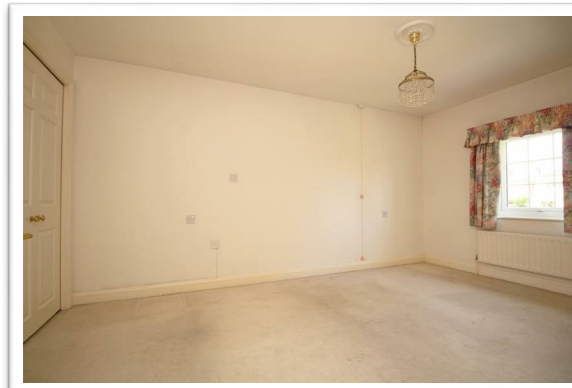
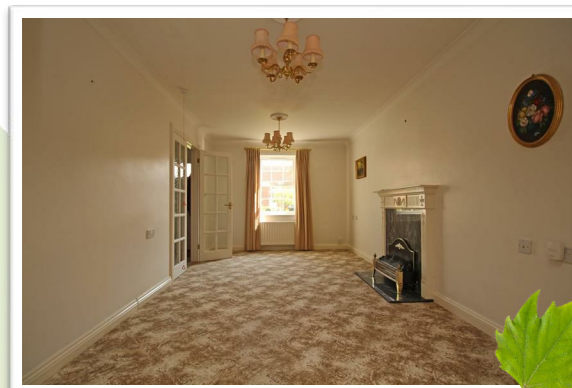
OUTGOINGS

SERVICE CHARGE: There is an annual service charge payable - The vendor has informed us this is £2,450 for 2019.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and again at the first set of traffic lights. At the next set, turn right into Bishopric and proceed out of town. Continue past The Co-op and Pets Corner on the left hand side, proceed up the hill and Hills Place is then on the left hand side, just after the pedestrian crossing.

COUNCIL TAX: Band 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.

Energy Performance Certificate HM Government

HORSHAM, RH12

Dwelling type: Mid-terrace house	Reference number:
Date of assessment: 10 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 April 2019	Total floor area: 86 m ²

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:	£ 1,695
Over 3 years you could save	£ 276

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 189 over 3 years	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; margin: 0;">You could save £ 276 over 3 years</p> </div>
Heating	£ 963 over 3 years	£ 993 over 3 years	
Hot Water	£ 399 over 3 years	£ 237 over 3 years	
Totals	£ 1,695	£ 1,419	

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

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	75	89
(39-54) E		
(21-38) F		
(1-20) G		

Very energy efficient - lower running costs

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 Low energy lighting for all fixed outlets	£30	£ 126
2 Solar water heating	£4,000 - £6,000	£ 147
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 948

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.