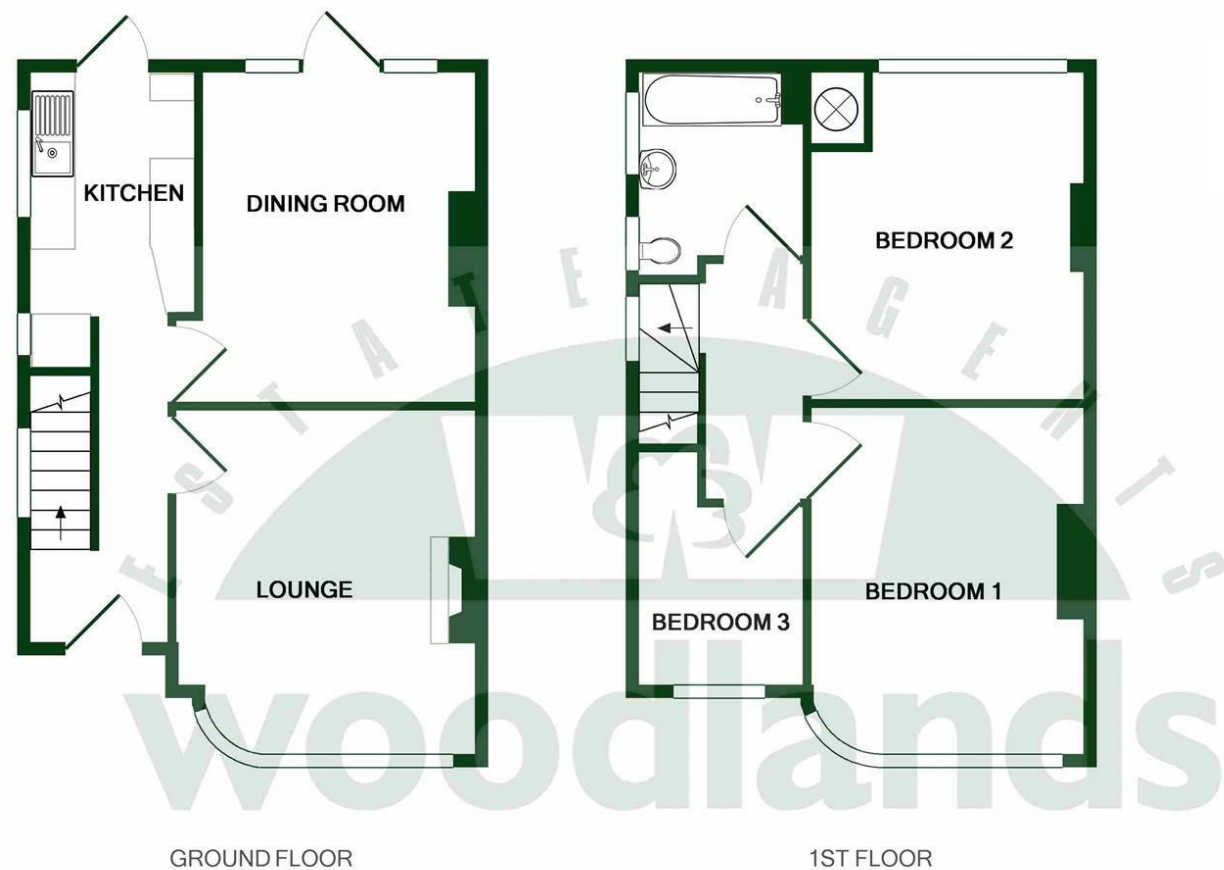




Established 1991

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



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.

## Rushams Road, Horsham, West Sussex, RH12 2NX £400,000 Freehold

Woodlands are delighted to offer for sale this three bedroom semi detached family home situated in a popular west side location offering great access for the town and local schools. The front door leads into the entrance hall with stairs to first floor and doors into the lounge, dining room and kitchen. The lounge is located at the front of the house with feature bay window and there is a separate dining room at the rear with windows and door to the garden. The double aspect kitchen is fitted in a range of wall, base and drawer units with window to the side and door to garden. Upstairs are three bedrooms and a family bathroom. Outside, there is a tarmac driveway with space for off road parking to the front of the house and shared driveway leading to a side access gate. The rear garden is a good size with patio area adjoining the rear of the property and remainder laid to lawn with flower and shrub borders. An internal viewing is strongly advised.



- SEMI DETACHED HOUSE
  - ENTRANCE HALL
- SEPARATE DINING ROOM
  - THREE BEDROOMS
  - REAR GARDEN
- WEST SIDE LOCATION
  - LOUNGE WITH BAY WINDOW
    - KITCHEN
    - FAMILY BATHROOM
    - OFF ROAD PARKING

#### 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**

Located on the ever popular west side of Horsham this property offers great access for the town centre just a short walk into Horsham town. 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**

**LOUNGE** 3.96m into bay x 3.48m (13' into bay x 11'5")

**DINING ROOM** 3.78m x 3.12m (12'5" x 10'3")

**KITCHEN** 2.84m x 1.96m (9'4" x 6'5")

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM** 3.96m max into window x 3.28m (13' max into window x 10'9")

**BEDROOM TWO** 3.81m x 3.18m (12'6" x 10'5")

**BEDROOM THREE** 2.06m x 1.85m (6'9" x 6'1")

**FAMILY BATHROOM** 2.39m x 1.93m (7'10" x 6'4")

**OUTSIDE**

**OFF ROAD PARKING TO THE FRONT**

**REAR GARDEN**

**DIRECTIONS:** From Horsham town centre follow the Albion Way over the first roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. At Collingwood Batchelor turn right into Rushams Road. Continue along this road where the property can be found on the right hand side, opposite the junction for Greenway.

**COUNCIL TAX:** Band D.

**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.**



**Energy Performance Certificate** HM Government

**HORSHAM, RH12**

**Dwelling type:** Semi-detached house  
**Date of assessment:** 04 June 2013  
**Date of certificate:** 04 June 2013

**Reference number:**  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 78 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,124</b>
<b>Over 3 years you could save</b>	<b>£ 348</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 198 over 3 years	£ 144 over 3 years	You could save £ 348 over 3 years
<b>Heating</b>	£ 1,590 over 3 years	£ 1,401 over 3 years	
<b>Hot Water</b>	£ 336 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 2,124</b>	<b>£ 1,776</b>	

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**

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.

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

Current: 65, Potential: 81

**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	£800 - £1,200	£ 129
2 Low energy lighting for all fixed outlets	£20	£ 45
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 72

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

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](http://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.