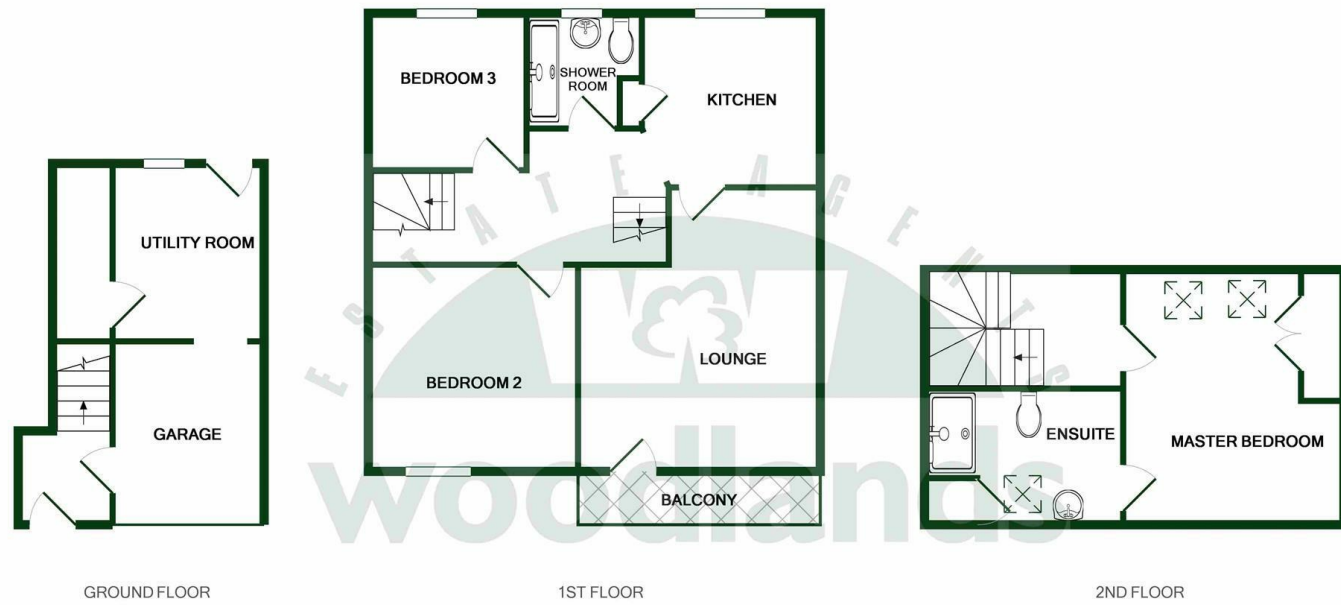




Established 1991

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



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.
Made with Metropix ©2019

Lambs Crescent, Horsham, West Sussex, RH12 4DH £320,000 Freehold

A three bedroom mid terrace house located in a popular area within close proximity of Littlehaven Station, local shops and schools. The property offers the potential to convert the garage and utility room on the ground floor into a large kitchen/breakfast room similar to neighbouring properties. The accommodation is arranged over three floors and briefly comprises an entrance hall on the ground floor with access to the integral garage and utility room at the rear. Stairs from the entrance hall lead up to the first floor landing with access to the good size lounge with door to balcony. There is a separate modern kitchen fitted in a range of wall, base and drawer units with built in oven and hob and window overlooking the rear. Also on this floor are two double bedrooms and a shower room. Turned stairs from the landing rise up to the second floor and to the master bedroom with large en-suite shower room. Outside there is a driveway to the front providing off road parking for one car. The rear garden is beautifully maintained, fully fenced and offering a good degree of seclusion. There is a patio area with remainder laid to lawn with mature flower and shrub borders. An internal viewing is strongly advised.



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.

- MID TERRACE HOUSE
- KITCHEN
- EN-SUITE SHOWER ROOM
- FIRST FLOOR SHOWER ROOM
- GARAGE, PARKING & REAR GARDEN
- LARGE LOUNGE WITH BALCONY
- TOP FLOOR MASTER BEDROOM
- TWO FIRST FLOOR BEDROOMS
- UTILITY ROOM
- POTENTIAL TO EXTEND STP

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

Lambs Crescent is in a popular residential area offering good access for local shops and schools. There are also good road links for the A264 for Dorking, Crawley and Gatwick. Horsham town centre is easily accessible via a short drive or regular bus services into town. and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is the recently developed Piries Place with the new Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Littlehaven Station is nearby with a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

Accommodation with approximate room sizes:

ENTRANCE HALL

Stairs to first floor and door to:

GARAGE 3.00m x 2.46m (9'10" x 8'1")

Door to:

UTILITY ROOM 2.90m x 2.46m (9'6" x 8'1")

FIRST FLOOR

LANDING

LOUNGE 4.62m x 4.01m (15'2" x 13'2")

BALCONY

KITCHEN 2.97m x 2.84m (9'9" x 9'4")

BEDROOM TWO 3.35m x 3.35m (11' x 11')

BEDROOM THREE 2.62m x 2.26m (8'7" x 7'5")

SHOWER ROOM

SECOND FLOOR

MASTER BEDROOM 4.24m x 3.35m (13'11" x 11')

EN-SUITE SHOWER ROOM 3.00m x 2.59m (9'10" x 8'6")

OUTSIDE

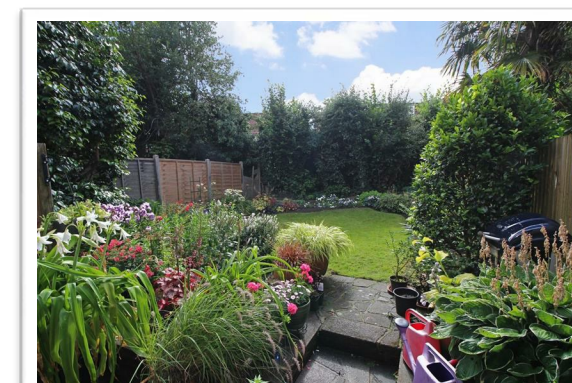
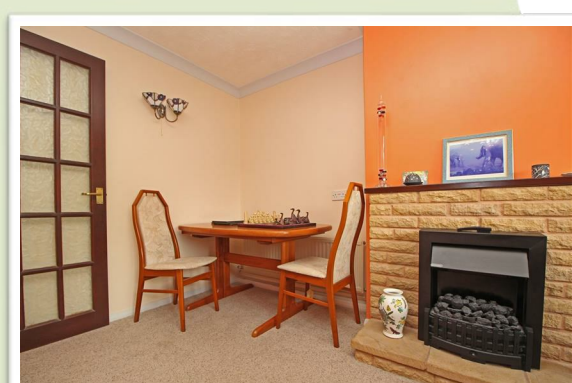
OFF ROAD PARKING TO THE FRONT

REAR GARDEN

DIRECTIONS: From Horsham Town Centre proceed in a Northerly direction along North Street. At the mini roundabout go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road. Proceed for approximately 1/2 mile and turn right into Lambs Farm Road. Lambs Crescent is then the third turning on the right.

COUNCIL TAX: Band C.

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

HORSHAM, RH12

Dwelling type: Mid-terrace house	Reference number:
Date of assessment: 05 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 April 2019	Total floor area: 79 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:	£ 3,153
Over 3 years you could save	£ 1,203

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 174 over 3 years	<div style="background-color: #2e7d32; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 1,203 over 3 years </div>
Heating	£ 2,556 over 3 years	£ 1,614 over 3 years	
Hot Water	£ 249 over 3 years	£ 162 over 3 years	
Totals	£ 3,153	£ 1,950	

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
	52	80

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 690
2 Cavity wall insulation	£500 - £1,500	£ 243
3 Draught proofing	£80 - £120	£ 30

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.