

Energy Performance Certificate

Southwater, HORSHAM, RH13

Dwelling type: Semi-detached bungalow **Reference number:**
Date of assessment: 19 September 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 September 2019 **Total floor area:** 74 m²

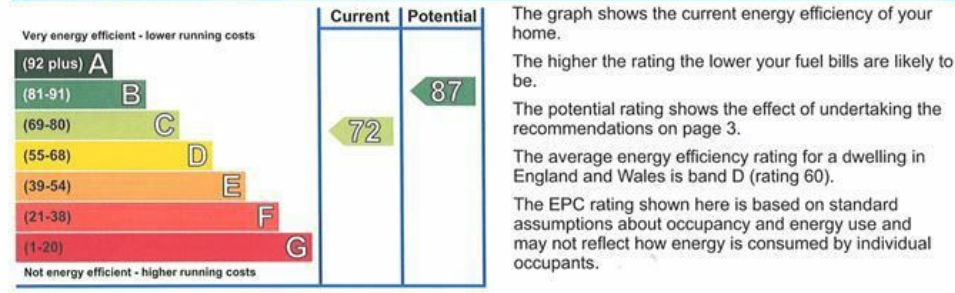
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,737
Over 3 years you could save	£ 237

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 171 over 3 years	
Heating	£ 1,245 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 243 over 3 years	£ 156 over 3 years	
Totals	£ 1,737	£ 1,500	

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



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 (solid floor)	£4,000 - £6,000	£ 81
2 Low energy lighting for all fixed outlets	£20	£ 69
3 Solar water heating	£4,000 - £6,000	£ 84

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.



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.



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

Woodlands Way, Southwater, West Sussex, RH13 9TF £315,000 Freehold

A nicely presented and extended two/three bedroom semi detached bungalow offered to the market with no onward chain and situated within the popular village of Southwater, which offers a good range of local shops and amenities and good bus links into Horsham Town Centre. The property itself benefits from having gas fired central heating and double glazing and briefly comprises entrance hall, extended lounge/dining room, kitchen, three bedrooms and a shower room. Outside there are gardens to both the front and rear of the property. An internal viewing is strongly advised.



- SEMI DETACHED BUNGALOW
- LOUNGE
- KITCHEN
- TWO FURTHER BEDROOMS
- FRONT & REAR GARDENS
- ENTRANCE HALL
- DINING ROOM
- BEDROOM THREE/STUDY
- SHOWER ROOM
- NO ONWARD CHAIN

LOCATION

Southwater is a thriving village with the benefit of excellent infant and junior schools. The village centre boasts free parking, a Co-Operative Supermarket, Post Office, Library, Doctor and Dental Surgeries. The picturesque Country Park with café, paths and lakes is also within easy reach and has access to the 'Downs Link'. There is excellent road and rail access. The nearby town of Horsham offers a main line Station with services to Gatwick and London Bridge/Victoria, or alternatively, Christ's Hospital railway station is 3 miles distant along quiet country lanes with free parking in the lane which approaches the station. There are good national road links with the A24/A264 providing access to the M23/M25 motorway network.

Accommodation with approximate room sizes:

ENTRANCE HALL

LOUNGE 5.77m x 3.76m (18'11" x 12'4")

DINING ROOM 3.23m x 2.69m (10'7" x 8'10")

KITCHEN 2.95m x 2.16m (9'8" x 7'1")

BEDROOM THREE/STUDY 2.44m:3.05m x 2.18m (8:10" x 7'2")

BEDROOM ONE 3.86m x 2.84m (12'8" x 9'4")

BEDROOM TWO 3.12m x 2.72m (10'3" x 8'11")

SHOWER ROOM 2.18m x 2.08m (7'2" x 6'10")

OUTSIDE

FRONT GARDEN

REAR GARDEN

DIRECTIONS: From Horsham proceed in a southerly direction along Worthing Road (A24) and at the Hopoast roundabout take the first exit, following the signs to Worthing. At the next roundabout turn right into Southwater Village, go straight ahead at the roundabout and then take the fourth turning on the left into College Road. Woodlands Way is then the first on the left.

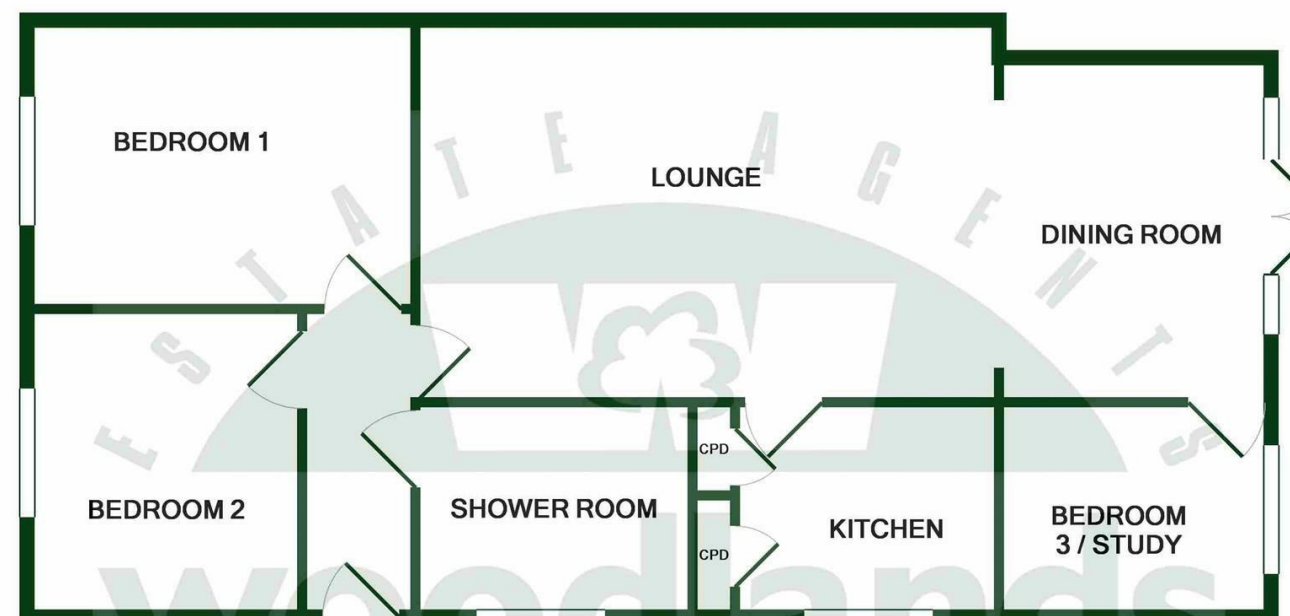
COUNCIL TAX: To be confirmed

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.



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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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.