

3 Bed Semi-Detached In Tismans Common, Hornshill Lane, Rudgwick,  
Horsham, RH12 3BW

£549,000







## SHORT DESCRIPTION

Property Ref: 15194 Built in 1929, this traditional semidetached house is just south of the Surrey border in a beautiful part of West Sussex. Overlooking pasture and fields, it feels rural and there are many off road footpaths and bridleways within meters from the door. The property has a gated, L shaped, gravel drive and is set back from a quiet road. A sweeping, stone and brick path leads through a gate to a South facing patio by the back door. There is a useful attached room with a stable door, a bike storage area and a lovely garden room with two pairs of double doors and hard-wired internet connection. There is a low maintenance back garden that is not overlooked with a view over pasture. Inside the back door there is a utility area and a downstairs loo. The kitchen is bright and spacious enough for a large dining table. The sitting room is at the front of the house and has a large bay window that catches the evening sunshine. Upstairs, there are two double bedrooms and a quirky single that could be a dressing room or an office. There are fitted shelves with hanging rails in the double bedrooms and a fitted alcove in the sitting room. This would make a great home for you and your family. Property Type: Semi-detached Full selling price: £549000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: D EPC rating: E Measurement:979.516 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Driveway, Gated, Private, Off street Heating Type: Double Glazing, Night Storage, Oil, Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

Bath Room(s)

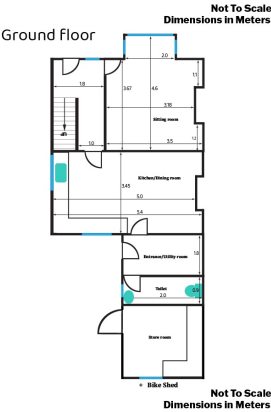
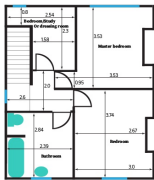
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

First floor



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
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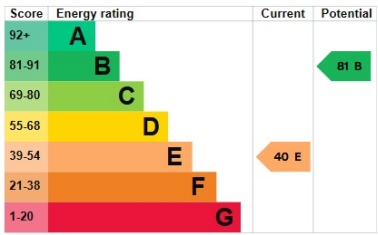
Property type	Semi-detached house
Total floor area	91 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is E. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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