

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- £549,000 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, 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



**Not To Scale**  
**Dimensions in Meters**



## EPC GRAPH

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

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	91 square metres

## Rules on letting this property

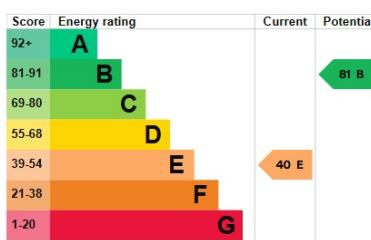
Properties can be let if they have an energy rating from A to E.

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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