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

£524,000





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- £524,000 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)

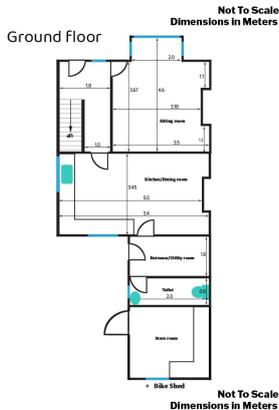
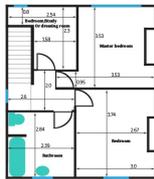
1

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



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.

| | |
|------------------|---------------------|
| 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](#).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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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