



Bishopric, Horsham, West Sussex, RH12 1QN
Asking price £350,000



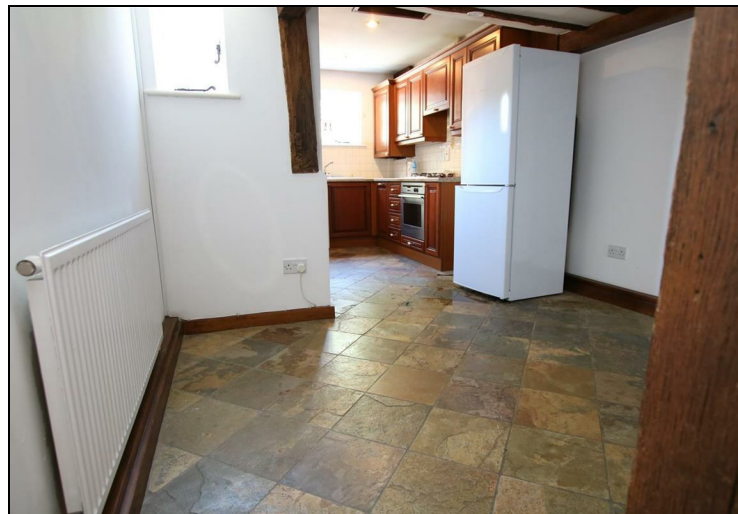
Bishopric, Horsham

- 17th CENTURY COTTAGE
- TOWN CENTRE LOCATION
- TWO BEDROOMS
- PRIVATE GARDEN
- ALLOCATED PARKING SPACE
- WEALTH OF CHARACTER
- COUNCIL TAX BAND C
- EPC RATING D
- FREEHOLD

**** OFFERED FOR SALE WITH NO ONWARD CHAIN**** A unique and charming character cottage ideally positioned close to the town centre and all its amenities.

Location

Situated in the heart of Horsham this 17th Century cottage is conveniently located for the town centre, station and park, with all amenities being accessible on foot. The Bishopric area of the town is positioned on the A281, allowing easy access to the the A24 and connecting motorway networks to Gatwick, London and The South coast.



& LINES
James



Property

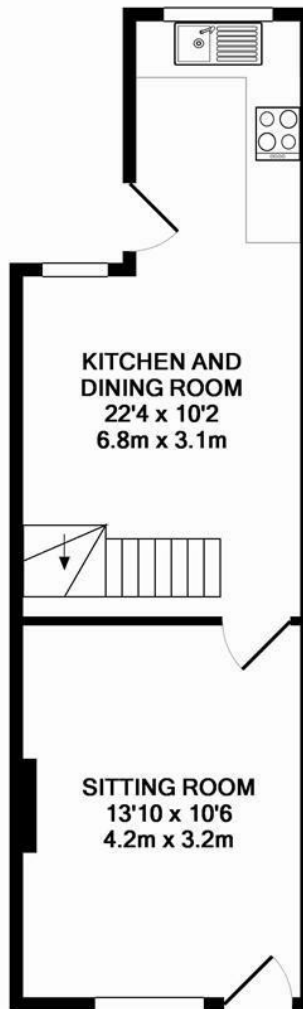
This period property offers an abundance of character with plenty of exposed beams and charm throughout the accommodation. The sitting room features wood flooring and decorative brick fireplace, separate dining room with stone floor and open plan fitted kitchen. The kitchen is fitted in range of dark wood eye and base level units with oven, hob and extractor and integrated slimline dishwasher. A stable door provides access to the rear garden. To the first floor the main bedroom features a vaulted beamed ceiling and benefits from a range of built in wardrobes, there is a second bedroom and bathroom which is fitted in a white suite with traditional telephone style shower attachment over bath.

The property further benefits from gas central heating to radiators and secondary glazing to the front aspect.

Outside

The property features an attractive walled courtyard garden with secluded outlook. The garden allows side access to the front, as well as access to the parking area at the rear.



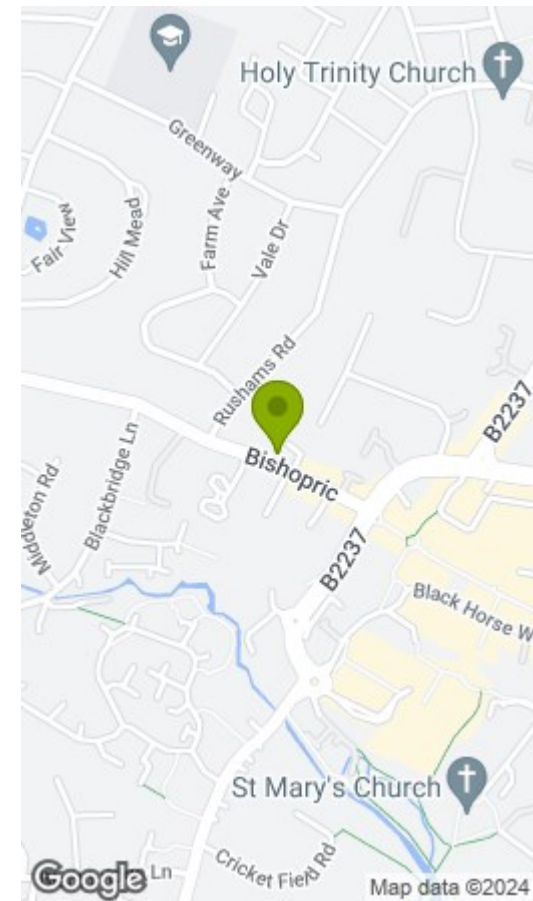


GROUND FLOOR



1ST FLOOR

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	64		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

