

SHILLAN

RESIDENTIAL SALES & LETTINGS



3 Church Road, Worth, RH10 7RP

Asking price £375,000

April Cottage is a quintessential chocolate box cottage, built in the 1800s as a workers cottage for the Crabbet Park estate and Manor House. It has retained many of its original features and charm. Situated in a cut de sac forming part of extremely sought after Church Road which leads to St Nicholas, the oldest Saxon Church in the country with beautiful architecture and surrounds. It sits next to Worth Way, a lovely walk which takes you to Rowfant, Crawley Down and on to East Grinstead, perfect for dog walkers and horse riders. This charming piece of history is not to be missed.

LOUNGE 13' x 11'9 (3.96m x 3.58m)

KITCHEN DINER 15'7 x 6'10 (4.75m x 2.08m)

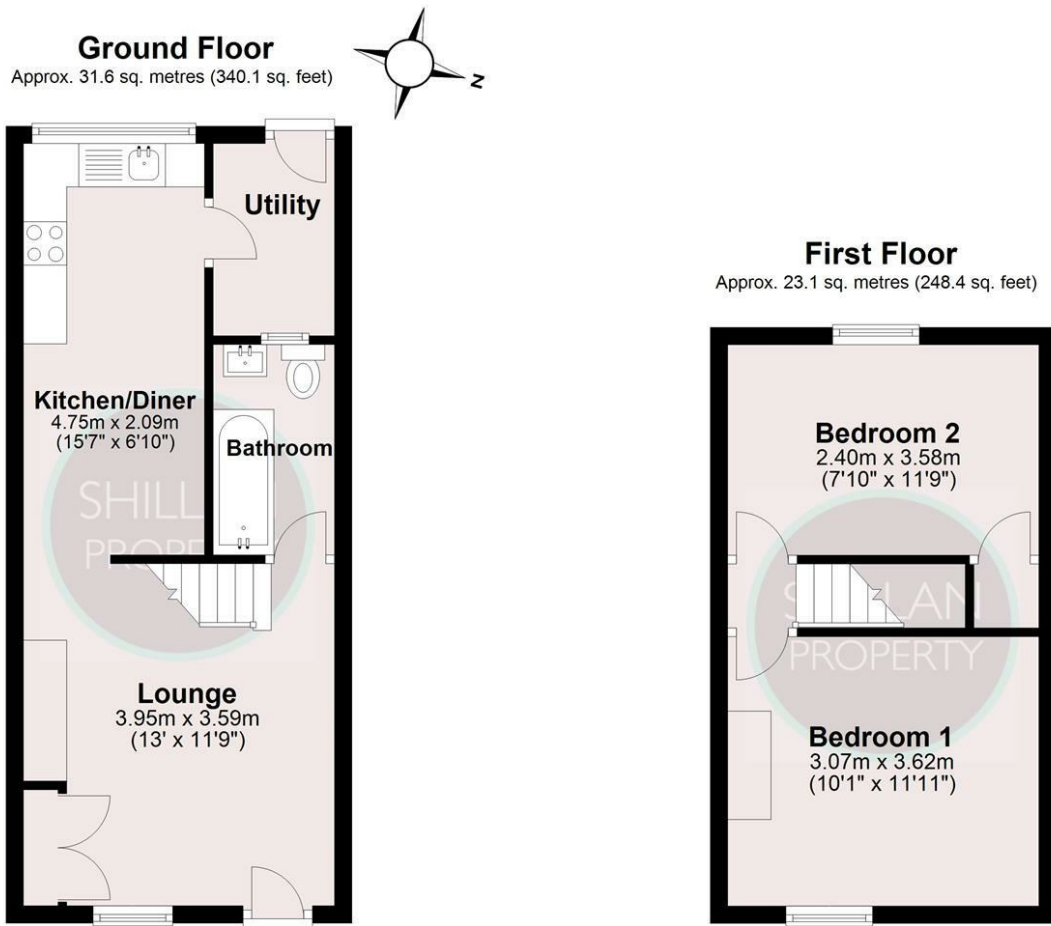
UTILITY ROOM

BATHROOM

BEDROOM ONE 11'11 x 10'1 (3.63m x 3.07m)

BEDROOM TWO 11'9 x 7'10 (3.58m x 2.39m)

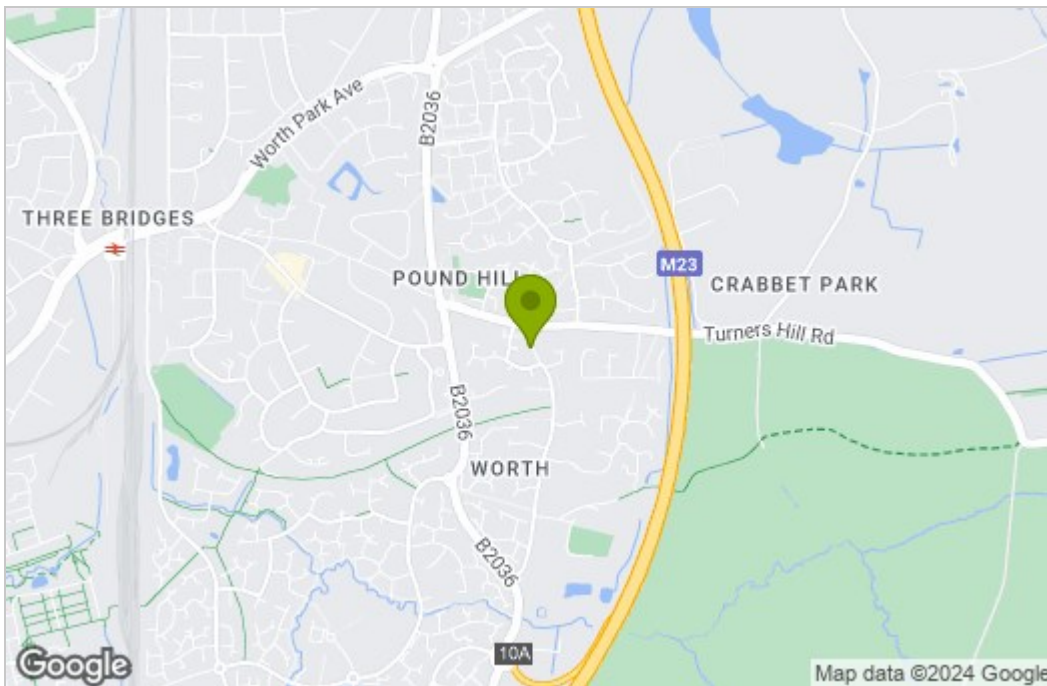
Floor Plan



Total area: approx. 54.7 sq. metres (588.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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