



Waterhouse Mews, Horsham

Recently Converted 1 Bedroom House By Town Centre



- ▶ Recently converted 1 bedroom 'mews' house
- ▶ Stylish fixtures and fittings throughout
- ▶ Gas fired central heating
- ▶ Situated just 5 minute walk from town centre
- ▶ Master bedroom with built in open wardrobes
- ▶ Parking available with permit

The property briefly comprises private ground floor entrance which opens into the spacious, bright and airy kitchen / breakfast area. The kitchen has been skilfully designed and crafted by local carpenters to offer a bespoke premium finish, complete with breakfast bar, under stairs storage cupboard and various modern touches, such as the fitted audio system and speakers set within the ceiling.

Stairs lead up to the first floor which boasts a well proportioned lounge / sitting room, a spacious double bedroom complete with fitted draw units and open hanging rail above. A stylish and contemporary shower room complete with exposed brick wall, walk in shower, wc, wash basin with vanity unit below and modern oversized floor tiles complete the first floor accommodation.

Outside the property shares a small private communal courtyard area for use the residents of the four mews properties.

Parking is generally available to the front of the property although this is 'permit parking' and a prospective tenants are advised to speak to Horsham District Council with regards to applying for a permit. The property boasts double glazing and central heating.



Energy Performance Certificate



Waterhouse Mews, Park Terrace East, HORSHAM, RH13 5

Dwelling type: Semi-detached house
Date of assessment: 05 November 2015
Date of certificate: 05 November 2015
Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 43 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

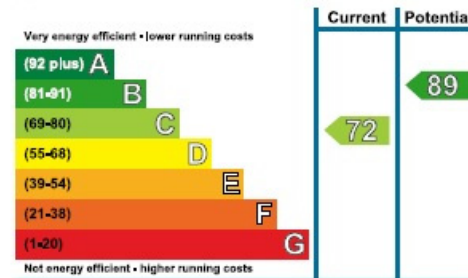
Estimated energy costs of dwelling for 3 years:	£ 1,362
Over 3 years you could save	£ 153

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 93 over 3 years	£ 93 over 3 years	
Heating	£ 1,029 over 3 years	£ 966 over 3 years	
Hot Water	£ 240 over 3 years	£ 150 over 3 years	
Totals	£ 1,362	£ 1,209	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 60	✓
2 Solar water heating	£4,000 - £6,000	£ 90	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Waterhouse Mews is an exclusive gated development of just four unique, luxury mews houses situated close to the heart of Horsham town centre.

The buildings were once the offices and workshops for the Victorian waterworks that once served the town. The unique design and detail is paired with the highest levels of workmanship. Every surface has been upgraded to meet the standards of modern living whilst retaining elements of its original historical past. Clever design can be seen throughout the property to maximise lighting and storage space.

Directions

Drive down the Brighton Road from Horsham town centre and go under the iron bridge. Immediately turn left down Park Terrace East and Waterhouse Mews is on the left-hand-side before the block of apartments at the end of the road.

