



Ridgehurst Drive, Horsham

Immaculate 1 bedroom house close to town centre



- ▶ **Immaculate 1 bedroom semi-detached house**
- ▶ **Recently updated throughout**
- ▶ **Beautiful front gardens with decking and shed**
- ▶ **Allocated parking for one vehicle**
- ▶ **Situated close to Horsham town centre**
- ▶ **Modern kitchen with appliances**
- ▶ **Bedroom with brand new sliding door wardrobes**
- ▶ **Gas central heating and double glazing**

Accommodation is approached by a stylish entrance gate with letterbox to the front, a beautiful and sizeable garden laid mainly to lawn with a selection of shrubs, plants and vegetables, a brand new triple bin store, and a recently repainted decking area and slightly separate shingled area with spacious timber framed storage shed.

Accommodation continues with spacious porch area separate from the living room, complete with wood effect flooring, coat hooks and space for shoes, a bright double aspect living/dining room which has been redecorated and comes complete with wood effect flooring, an extremely well-presented and recently renovated kitchen complete with ample high and low level storage, stylish black granite effect worktops and complete with washing machine and brand new fridge/freezer and the benefit of a five-ring range cooker. Upstairs continues with landing area with built-in storage/airing cupboard, a stylish and contemporary bath/shower room complete with bath and shower overhead, glass shower screen, wc, basin, heated towel rail, ample storage units and the benefit of the loft hatch, which allows plenty of boarded storage. The bedroom has also been redecorated throughout and comes complete with brand new mirror-fronted sliding door wardrobes (which will contain the set of drawers seen in the pictures), carpet to floors and with views to the front of the property overlooking the garden.

The property has the benefit of gas fired central heating, double glazing, allocated parking for one vehicle with ample on-street parking around for a second car and is only available on an 'unfurnished' basis.



Energy Performance Certificate

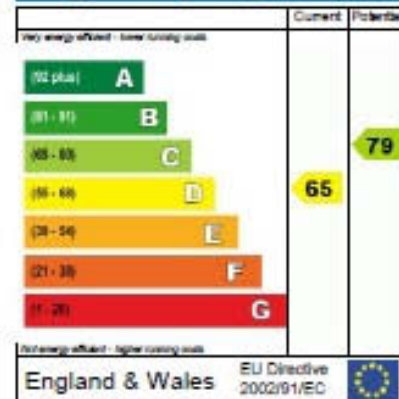


Ridgehurst Drive
HORSHAM
RH12 1XF

Dwelling type: Enclosed end-terrace house
Date of assessment: 06-Oct-2010
Date of certificate: 06-Oct-2010
Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 38 m²

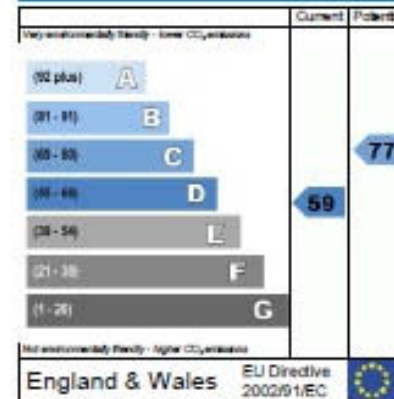
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	394 kWh/m ² per year	228 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	1.5 tonnes per year
Lighting	£40 per year	£20 per year
Heating	£412 per year	£276 per year
Hot water	£94 per year	£67 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.

Directions

From Horsham town centre, drive up Worthing Road and turn right into Blackbridge Lane. Continue along this road, straight over the mini roundabout and turn left onto Hills Farm Lane. Take the 2nd right onto Ridgehurst Drive and this house is on the right-hand-side.

