



Henry Adams

7 Reapers Close Horsham West Sussex RH12 5TG

£1,450pcm

7 Reapers Close

Henry Adams Lettings in Horsham are pleased to offer this deceptively spacious and versatile 4 bedroom detached family home, situated in a popular residential close in Horsham. EPC - C

The property has been significantly improved and extended in recent years to offer a good level of reception and bedroom accommodation which is both spacious and versatile.

Ground floor accommodation briefly comprises an entrance hall, cloakroom/wc, playroom / office / dining room, well appointed kitchen with various appliances included, central hallway area with stairs leading to the first floor, under stairs storage cupboard, spacious dual aspect lounge / sitting room leading to the rear entrance lobby and a ground floor double bedroom with adjoining en suite shower room.

Upstairs the property comprises a landing area with built in airing/linen cupboard, two well proportioned double bedrooms, a single bedroom and a spacious family bath/shower room.

The property is only available 'unfurnished' and comes with the added benefit of double glazed windows / doors and gas fired central heating.

- **DETACHED 4 BEDROOM HOUSE**
- **PLAYROOM / OFFICE / DINING ROOM**
- **GROUND FLOOR DOUBLE BEDROOM WITH EN SUITE WET ROOM**
- **FAMILY BATH / SHOWER ROOM**
- **LOW MAINTENANCE REAR GARDEN WITH TWO STORAGE SHEDS**
- **SPACIOUS LOUNGE / SITTING ROOM**
- **WELL APPOINTED KITCHEN WITH VARIOUS APPLIANCES**
- **2 DOUBLE BEDROOMS UPSTAIRS AND A FOURTH SINGLE BEDROOM**
- **DRIVEWAY PARKING FOR THREE CARS**
- **UPVC DOUBLE GLAZED WINDOWS / DOORS & GAS CENTRAL HEATING**

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.



Energy Performance Certificate



7, Reapers Close, HORSHAM, RH12 5TG

Dwelling type: Detached house
 Date of assessment: 24 March 2015
 Date of certificate: 25 March 2015
 Reference number: 8807-6443-7429-2527-4753
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 121 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

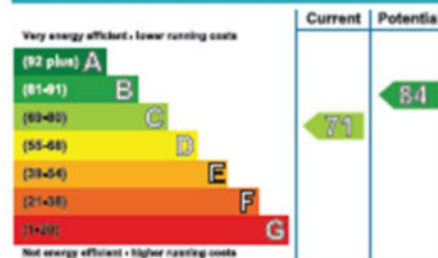
Estimated energy costs of dwelling for 3 years:	£ 2,640
Over 3 years you could save	£ 435

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 204 over 3 years	
Heating	£ 1,890 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 342 over 3 years	£ 237 over 3 years	
Totals	£ 2,640	£ 2,205	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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	£ 156	
2 Low energy lighting for all fixed outlets	£80	£ 174	
3 Solar water heating	£4,000 - £6,000	£ 105	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Outside

Service Charge

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Henry Adams wish to inform prospective purchasers that these sales particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for sale.

IMPORTANT FEE INFORMATION:

The quoted monthly rent does not include the deposit or administration fees or other charges that might apply. For more details on our renting process and tenant fees, including our agency terms and conditions of business please visit <http://www.henryadams.co.uk/lettings/process-and-fees-horsham>

19th August 2016



Reapers Close, Horsham

APPROX. GROSS INTERNAL FLOOR AREA 1297 SQ FT 120.4 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

To arrange a viewing call **01403 282500** View details online at henryadams.co.uk

Residential / Commercial / Rural / Development / Auctions