



21 Gorings Mead Horsham West Sussex RH13 5BS

£1,250pcm



Henry Adams

Henry Adams Lettings in Horsham are thrilled to offer this comprehensively 'REFURBISHED' 3 bedroom mid-terrace house situated just a short walk from Horsham train station and town centre. EPC - C.

This property has been refurbished to an exceptional standard and contains a host of brand new features which complement the original, such as a stylish bath / shower room, Karndean flooring, neutral carpets, down lighters, neutral decor etc.

Accommodation briefly comprises a bright and airy lounge / living room with brand new electric fire with contemporary mantle / surround, beautiful bay window and brand new carpets, stylish kitchen / dining room with 'Karndean' flooring and a selection of high and low level cupboards, washing machine, fridge/ freezer, oven, gas hob with extractor above and ample space for a sizeable dining table and chairs.

The stylish bath / shower room is situated on the ground floor and is a BRAND NEW 'white suite' with bath and shower overhead, glass shower screen (to be fitted), wc, basin, wall mounted mirror (to be fitted), chrome heated towel rail and brand new ceramic tiled flooring.

Upstairs there is a landing area with built in airing / linen cupboard, master bedroom with new carpets and built in wardrobes across one wall, a further double bedroom with new carpets overlooking the rear garden and a third single bedroom/study/nursery.

This property is only available 'Unfurnished' and boasts gas fired central heating and double glazing.

- **RECENTLY RENOVATED 3 BEDROOM HOUSE IN CENTRAL LOCATION**
- **CONTEMPORARY KITCHEN WITH FITTED APPLIANCES**
- **REAR GARDEN WITH LARGE PATIO AREA AND STORAGE SHED**
- **AVAILABLE 'UNFURNISHED' ONLY**
- **BRAND NEW KARNDÉAN FLOORING AND CARPETS**
- **CONTEMPORARY BATH / SHOWER ROOM**
- **GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING**
- **REGRETTABLY, NO PETS**



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



Gorings Mead, HORSHAM, RH13 5BS

Dwelling type: Mid-terrace house Reference number:
Date of assessment: 18 December 2013 Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 December 2013 Total floor area: 83 m²

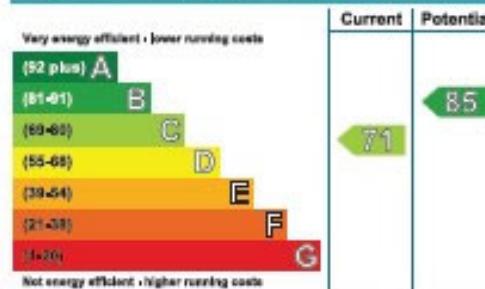
Use this document to:

- 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:	£ 1,881		
Over 3 years you could save	£ 282		
Estimated energy costs of this home			
Lighting	Current costs £ 255 over 3 years	Potential costs £ 147 over 3 years	Potential future savings  You could save £ 282 over 3 years
Heating	£ 1,335 over 3 years	£ 1,248 over 3 years	
Hot Water	£ 291 over 3 years	£ 204 over 3 years	
Totals	£ 1,881	£ 1,599	

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	£800 - £1,200	£ 101	✓
2 Low energy lighting for all fixed outlets	£30	£ 94	
3 Solar water heating	£4,000 - £6,000	£ 90	✓

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

Outside the property has a beautiful low maintenance rear garden with a recently restored patio / seating area, lawn area with flower beds to the sides and stepping stones leading to a large timber framed storage shed at the rear of the garden.

Location

Situated just a few minutes walk from Horsham train station and Horsham town centre and just 5 minutes from the local convenience store.

Service Charge

For clarification, Henry Adams wish to inform prospective tenants that these lettings 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 let 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 let.

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

