



Ridgehurst Drive
Horsham, Sussex RH12 1XF

£249,950

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Astons are pleased to offer to the market this one bedroom house which benefits from a personal, fully enclosed garden which is directly accessed from the property. The property further benefits from gas radiator heating with a combination "Worcester" boiler, white bathroom suite, double glazed windows, and an allocated parking space. EPC rating C (72).

Entrance Porch

Double glazed front door, coats hanging space, laminate wood flooring, obscure glazed door to:

with wooden panel fencing. The garden area is paved with plant border, side access gate, replacement wooden storage shed.

Lounge/Dining Room

Double glazed windows to the front and side aspects, wood laminate flooring, coving, radiator, stairs to the first floor, open to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with drainer, space for an oven, washing machine, slimline dishwasher and fridge/freezer, under stairs cupboard, double glazed window to the front.

Landing

Large storage cupboard, doors to:

Bedroom

Dual aspect double glazed windows, radiator, coving,

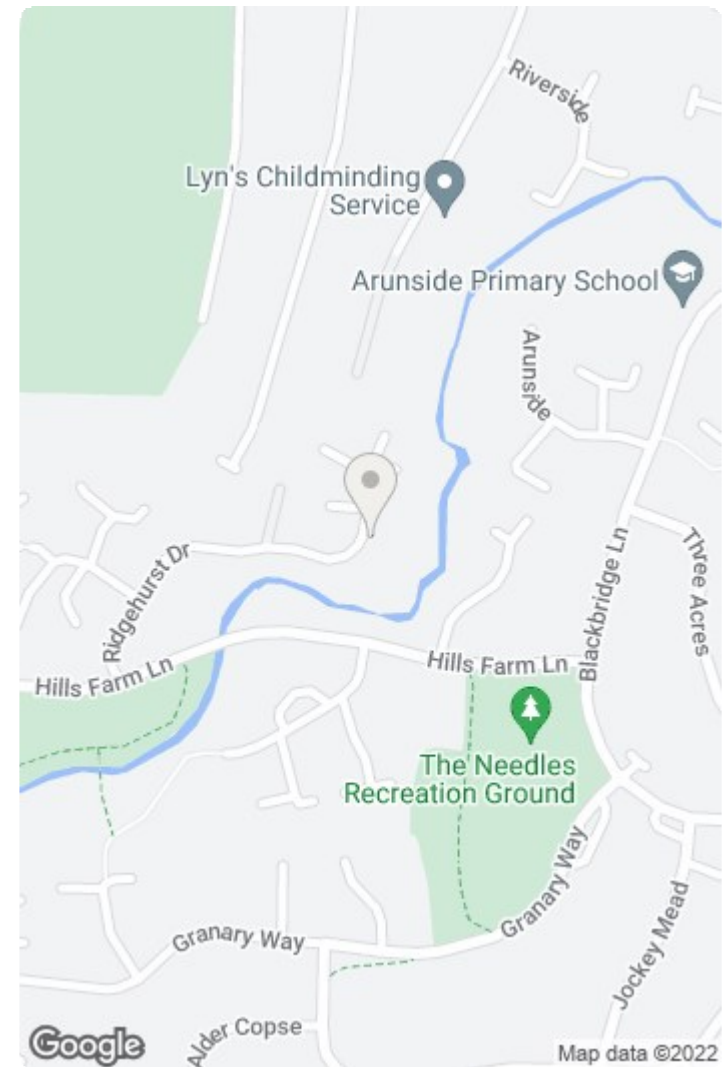
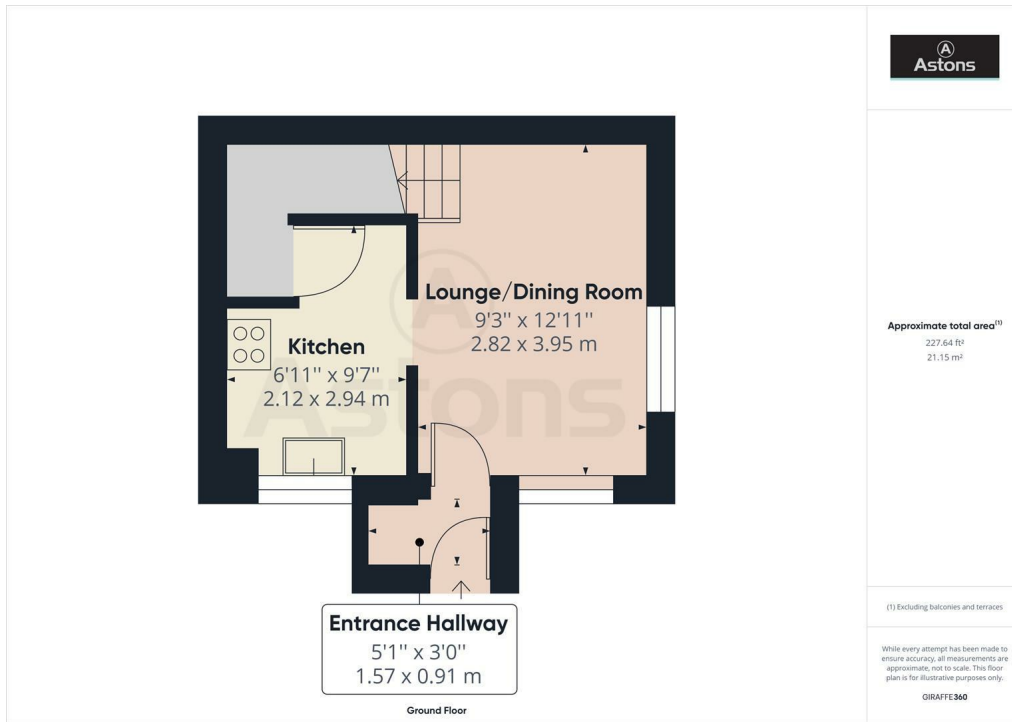
Bathroom

White suite comprising a panel enclosed bath with a separate mixer shower unit above and folding glass screen, pedestal hand basin, W.C. part tiled walls, radiator with towel rail, access to the loft space, obscure double glazed window, airing cupboard housing gas fired Worcester boiler.

Garden

The garden is directly accessed to the front of the property and is fully enclosed





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
92-100 (A)			92-100 (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)			55-68 (D)		
49-54 (E)			49-54 (E)		
41-48 (F)			41-48 (F)		
35-40 (G)			35-40 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

