



109 ST PANCRAS

WEST SUSSEX, PO19 7LH

£2,400 PCM

This beautifully presented three bedroom semi-detached house within striking distance of the town centre has become available to rent.

The property has a generous living room with doors opening out to the feature conservatory. The kitchen is completely fitted with all white goods and has an adjoining dining room. Leading upstairs is a good sized master bedroom with built in wardrobes, generous double bedroom and third single bedroom. Also upstairs is a well appointed bathroom with standing shower and marble tiling.

To the rear is a large garden spanning towards a deceptively spacious garage. for up to 4 cars. Available on an unfurnished basis, viewings are highly advised to appreciate everything this property has to offer.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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