



**King Edward Close, Horsham, West Sussex  
RH13 0LX £2,350 Per month**

**& LINES**  
*James*

# King Edward Close, Christ Hospital

A most impressive four bedroom detached Town House, situated in a leafy development in Christ Hospital. The location of this property couldn't be more idyllic, you have the convenience of a train station with services to London, Gatwick and the South coast within a few minutes walk and the Downs Link bridleway passes through the development allowing direct access to explore the West Sussex countryside.

Lines & James are thrilled to present this stunning family home to the market. The development is positioned in Christ Hospital, which lies on the edge of the popular market town of Horsham offering an array of amenities. Christ Hospital is mostly associated with the well regarded independent school, together with the popular sports centre Bluecoat Sports, which offers a well equipped gym, swimming pool and a range fitness classes amongst its many facilities.

CH as it is known, offers a close community as well as benefiting from a mainline station which is only a few minutes walk from the property, offering direct services to London, and Brighton in under an hour. Gatwick Airport can also be accessed in half an hour by train or by car via the A24, which is less than five minutes drive from the property.



This four bedroom town house has been finished to an extremely high specification with spacious and stylish accommodation throughout, which briefly comprises: Entrance hall with under stairs utility cupboard housing the washer/dryer, cloakroom, dual aspect living room, impressive kitchen/diner featuring bi folding doors which span the width of the room and provide plenty of natural light. A stylish island unit with ceramic induction hob gently divides the kitchen from the dining/living area yet creates a wonderful area to gather.

To the first floor there are two double bedrooms, one which features a Juliette balcony with the most fantastic views. There is a further bedroom also with great views and a luxury fully tiled family bathroom with walk in shower enclosure.

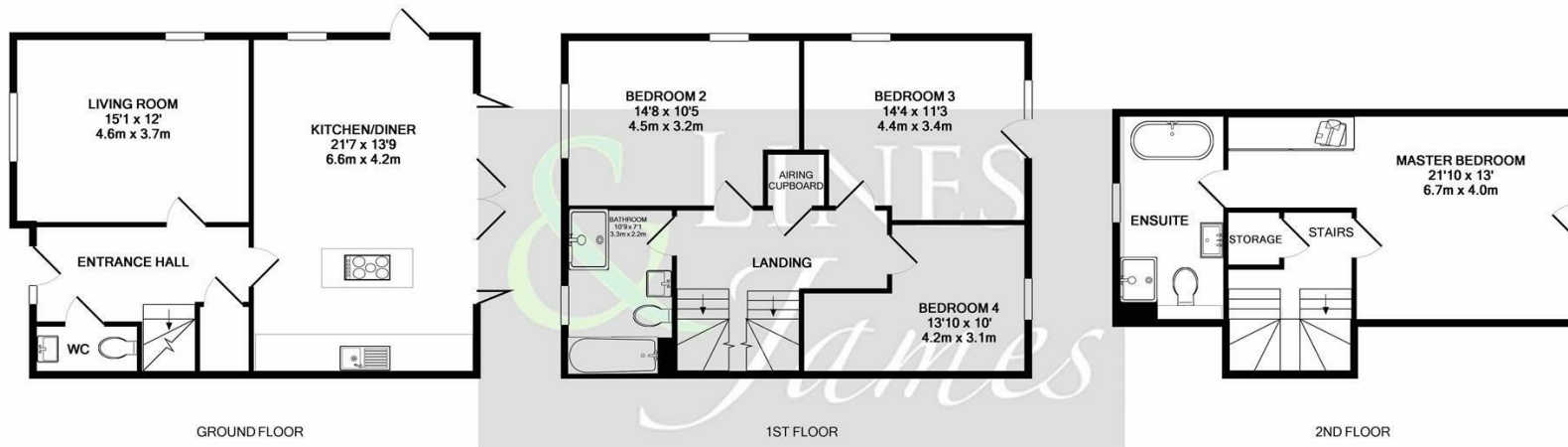
The top floor is dedicated to the superb master suite, with large windows and Juliette Balcony providing uninterrupted countryside views - a perfect spot to watch the change in seasons. There is a dressing area with fitted wardrobes and an en-suite with free standing bath and separate shower cubicle.

The westerly facing rear garden is fully enclosed with plenty of patio space for entertaining. This is where the bi folding doors come into their own, allowing the inside to extend outdoors maximising the summer months. To the side of the garden there is a metal bike store along with wooden bin stores with a side access to the front. Miles of West Sussex countryside can also be enjoyed with great ease as the Downs Link Bridleway passes through the development.

Sorry No Pets

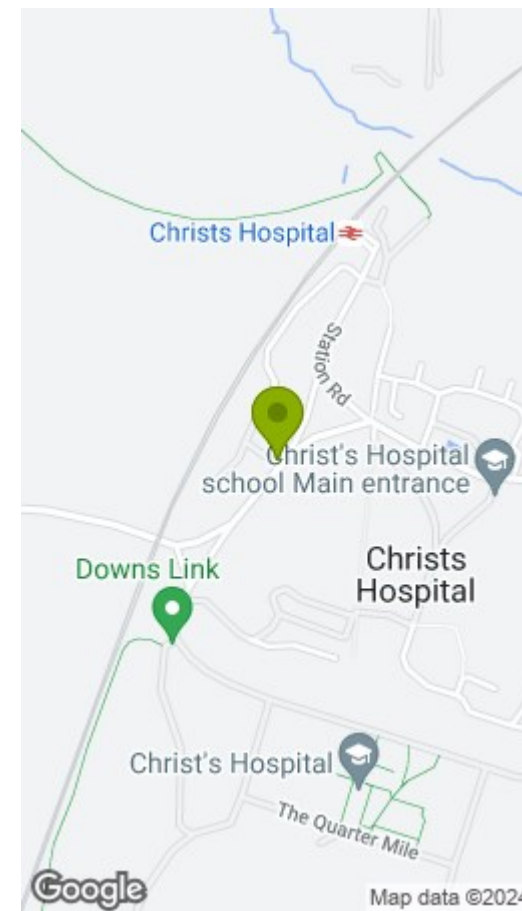






TOTAL APPROX. FLOOR AREA 1630 SQ.FT. (151.5 SQ.M.)

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobe. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement. Made with Memento ©2020



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>84</b>	<b>92</b>		<b>83</b>	<b>91</b>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	