



Bedford Road, Horsham, West Sussex RH13 5BJ
£1,350 Per month



44 Bedford Road

- TOWN HOUSE
- GOOD LOCATION
- EPC RATING D
- TWO BEDROOMS
- UNFURNISHED
- COUNCIL TAX BAND D
- GARAGE & DRIVEWAY
- 12 MONTHS +
- DEPOSIT £1557.69
- AVAILABLE APRIL

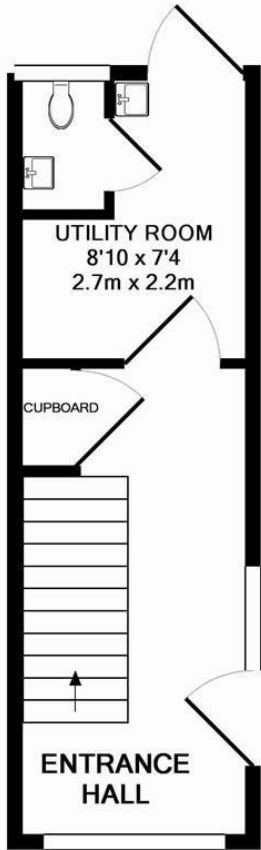
A spacious two bedroom town house situated in walking distance of the town centre and station

Lines and James are pleased to offer this two bedroom unfurnished town house situated in easy reach of the mainline station. The property is presented in good order throughout with accommodation arranged over three floors which comprises: Entrance hall, utility room which provides access to the rear garden, cloakroom. On the first floor there is a good sized lounge/diner featuring laminate flooring, Juliette balcony and decorative fireplace, fitted kitchen with appliances, a further staircase leads to two good sized bedroom one with built in storage and family bathroom with shower over bath.

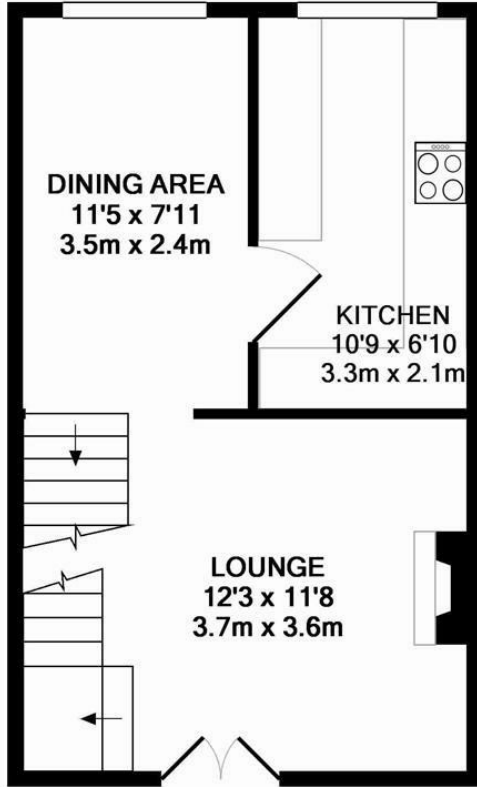
The property also benefits from a garage, driveway parking for one car, double glazing throughout and G.C.H.



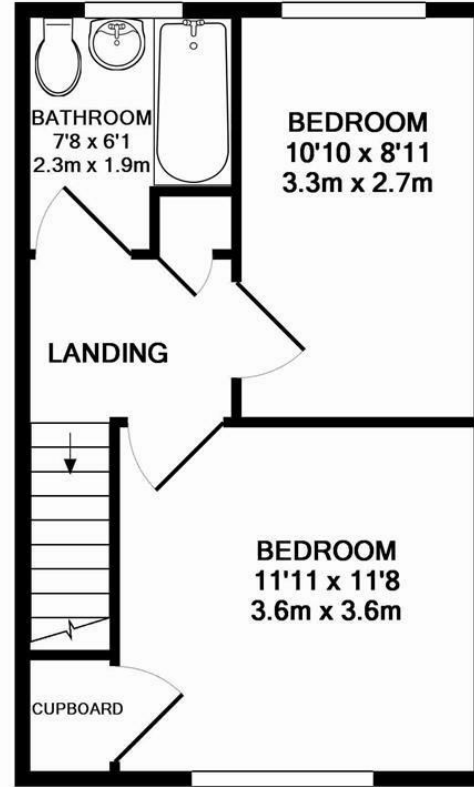




GROUND FLOOR

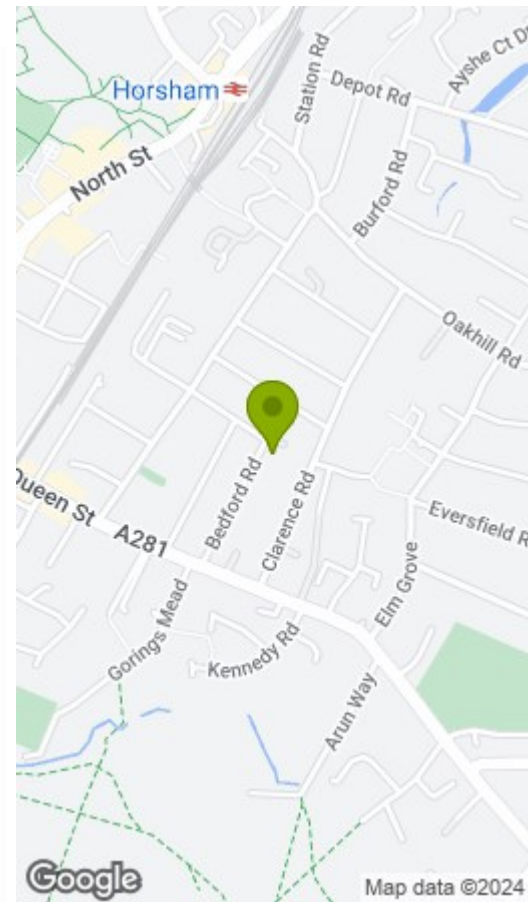


1ST FLOOR



2ND FLOOR

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		56	(55-68) D		
(39-54) E			(39-54) E		48
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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

