



Brighton Road, Horsham, RH13 5DH
£1,050 Per month

& LINES
James

Flat 7, Cherry Court Brighton Road

- FIRST FLOOR FLAT
- ONE BEDROOM
- NEW DOUBLE GLAZING
- ALLOCATED PARKING
- EPC RATING E
- COUNCIL TAX BAND
- UNFURNISHED
- DEPOSIT £1211.53
- 12 MONTHS +
- AVAILABLE NOW

A spacious and very well presented first floor flat situated in walking distance of the town centre and mainline station.

Lines & James are pleased to bring this freshly decorated flat to the market which offers spacious accommodation, conveniently situated in easy reach of the town centre and station. The property is situated on the first floor with accommodation comprising: Entrance hall with cupboard housing the boiler, fitted kitchen with appliances, dual aspect lounge/diner featuring a bay window, double bedroom with fitted wardrobes and modern bathroom with shower over bath.

Additional features include newly fitted double glazed windows, G.C.H and allocated parking.

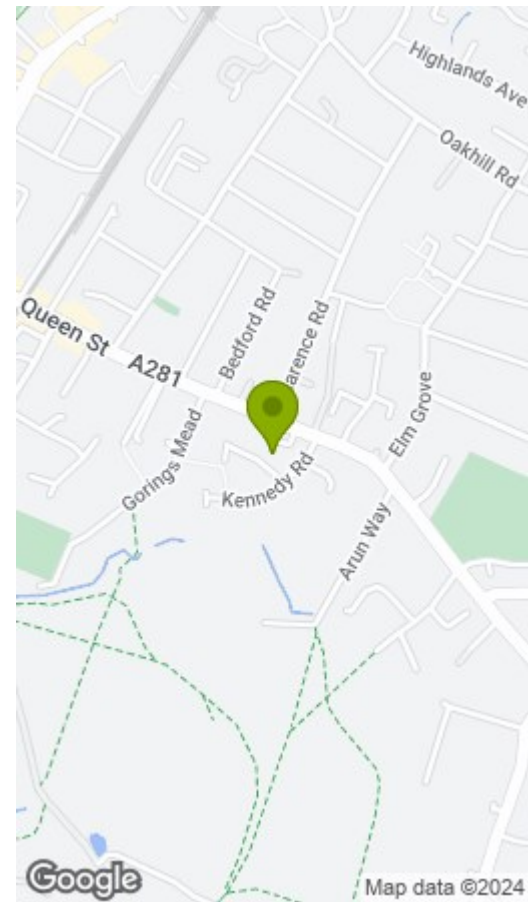
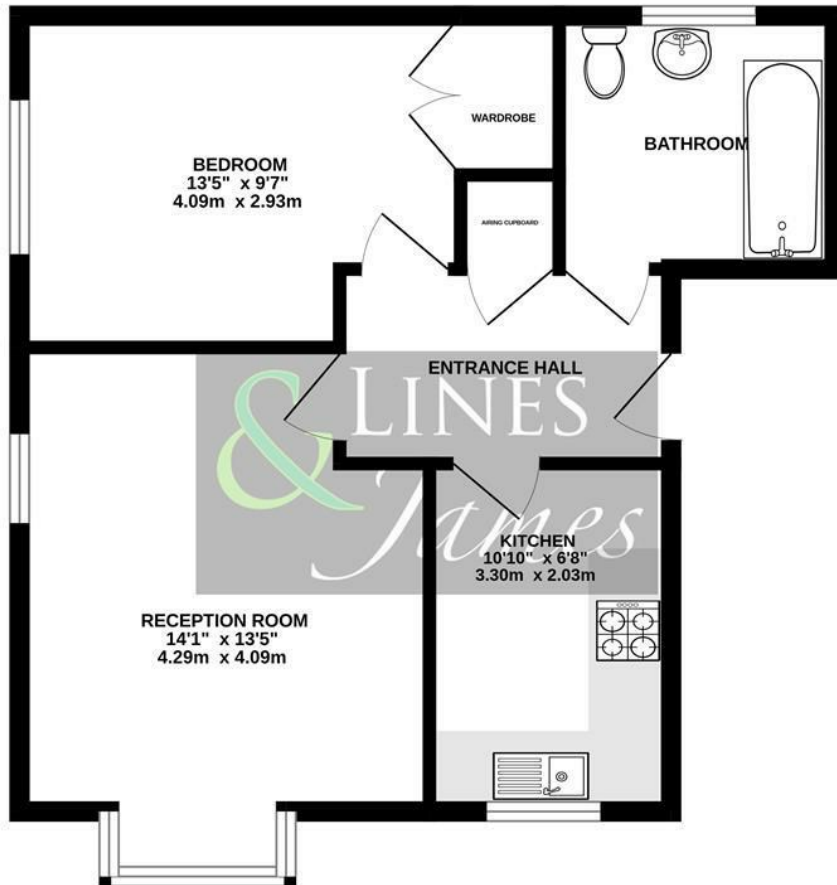




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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(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

TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.

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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