



**Shottermill, Horsham, West Sussex RH12 5HG**  
**£1,475 Per month**

**& LINES**  
*James*

# Shottermill, Horsham

- SEMI DETACHED
- NORTH HORSHAM
- EPC RATING D
- THREE BEDROOMS
- UNFURNISHED
- COUNCIL TAX BAND D
- GARAGE & PARKING IN FRONT
- DEPOSIT £1701.92
- 12 MONTHS +
- AVAILABLE MAY

\*\*\* FULLY BOOKED FOR VIEWINGS \*\*\* PHENOMENAL INTEREST MORE PROPERTIES URGENTLY REQUIRED. A well presented three bedroom house situated in a cul-de-sac in North Horsham offering easy access to the A264.

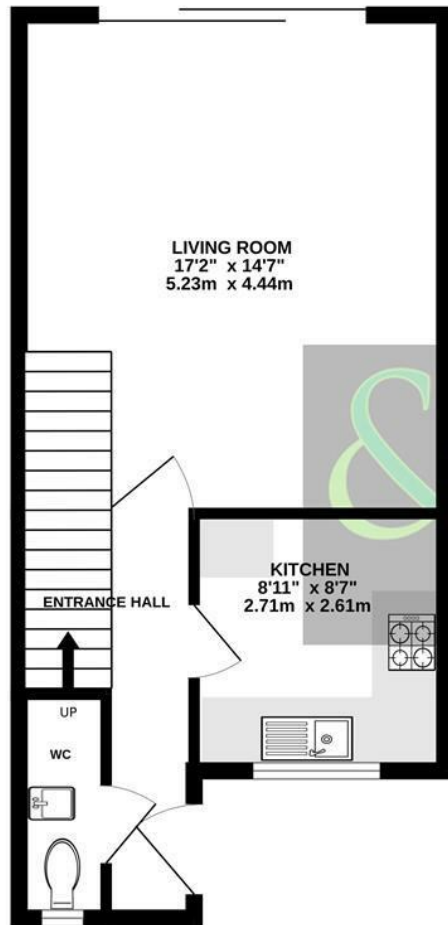
Lines & James are thrilled to bring this good sized family house to the market which is extremely well presented. Accommodation comprises Entrance hall, cloakroom, fitted kitchen, spacious lounge/diner with patio doors to rear garden, dual aspect master bedroom with storage cupboard, further double bedroom, single bedroom and family bathroom with shower over bath.

Additional features include garage and parking in front for one car, G.C.H and double glazing.

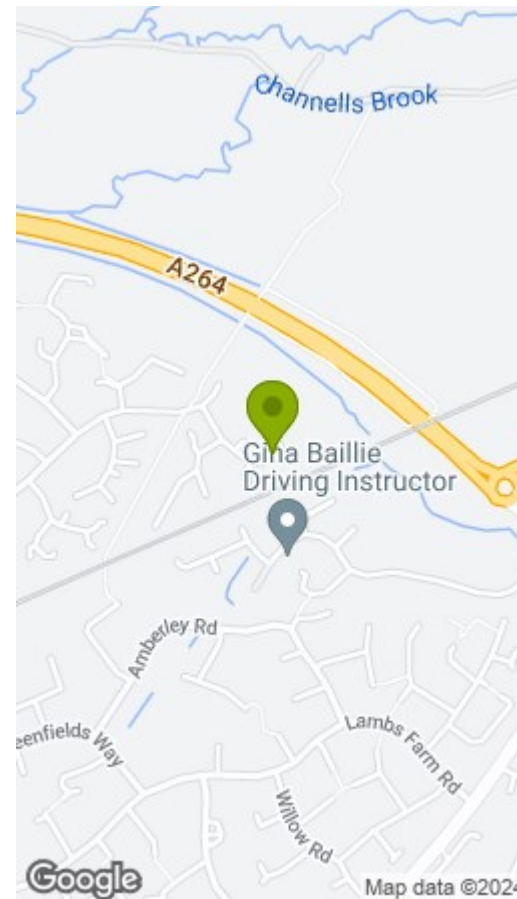
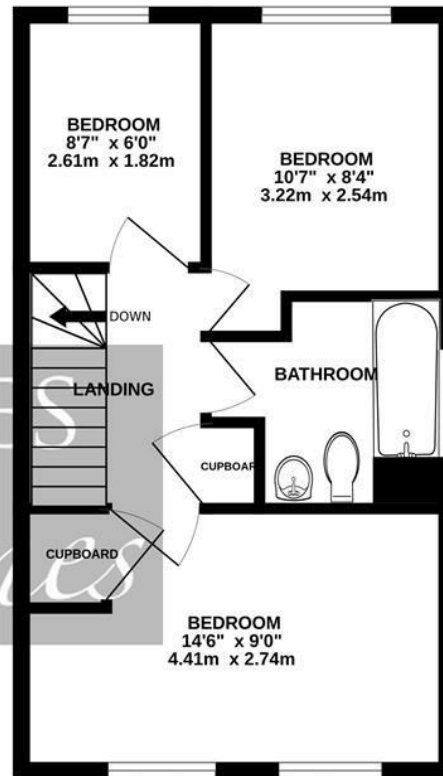




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
		87	
		66	
			86
			63
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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. Made with Metropix ©2024



24 Worthing Road, Horsham, West Sussex, RH12 1SL  
 Tel: 01403 210088  
 lettings@linesandjames.com  
 www.linesandjames.com

MANAGING PROPERTIES ...  
*Finding Homes ...*

