



Normandy Gardens, Horsham, Sussex RH12 1AS
£1600pcm

& LINES
James

Normandy Gardens

- SEMI DETACHED
- THREE BEDROOMS
- CENTRAL LOCATION
- GARAGE
- UNFURNISHED
- DEPOSIT £2019.23
- EPC RATING D
- COUNCIL TAX BAND: E
- 12 MONTHS +
- AVAILABLE SEPTEMBER

Lines and James are delighted to market this three bedroom house, situated in a truly unique position within minutes walk of the town centre, open countryside and with lovely views towards St Mary's Church.

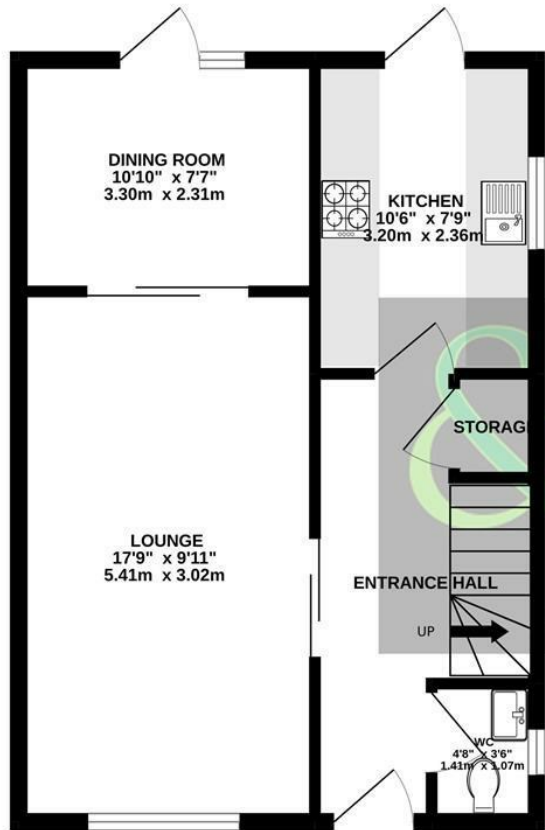
The property benefits from accommodation comprising: Entrance hall, cloakroom, sitting room with a square arch to dining room and modern kitchen with access to private rear garden. Upstairs the landing features side aspect bay window, two double bedrooms, further good size bedroom and family bathroom with shower over bath. Outside the property has front and rear gardens and a garage which can be accessed via a personal door from the garden.



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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



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			(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		
	83	69		80	66
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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