



**Coltsfoot Drive, Horsham, RH12 5FN**  
**£1,500 Per month**

**& LINES**  
*James*



## Coltsfoot Drive, Horsham

- SPACIOUS MASONETTE
- THREE BEDROOMS
- PRESENTED IN EXCELLENT ORDER
- ALLOCATED PARKING
- EPC RATING C
- COUNCIL TAX BAND C
- UNFURNISHED
- 12 MONTHS +
- DEPOSIT = £1730.76
- AVAILABLE NOW

A superbly presented and very large maisonette situated above a parade of shops in a popular residential area close to Littlehaven train station.

Lines & James are pleased to bring this maisonette to the market, which is presented in excellent order having undergone some refurbishments. The property is situated off North Heath Lane in walking distance of Littlehaven station and local amenities. The light and bright accommodation comprises; Entrance hallway with plenty of space for coats and shoes, newly fitted dual aspect kitchen/diner with appliances, very spacious living room, main bedroom with en-suite shower room, two further double bedrooms and further shower room.

Additional features include gas central heating, partially double glazed windows, allocated parking for one car and terrace area to the front of the property.

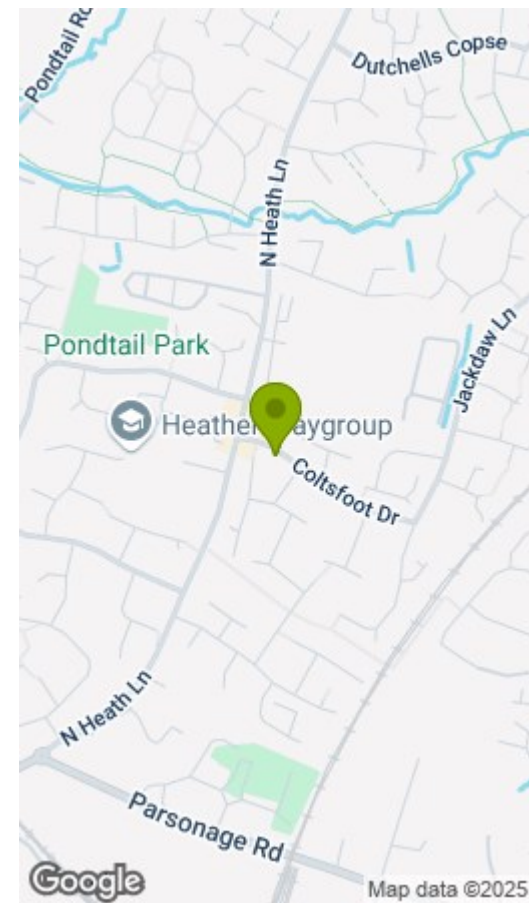
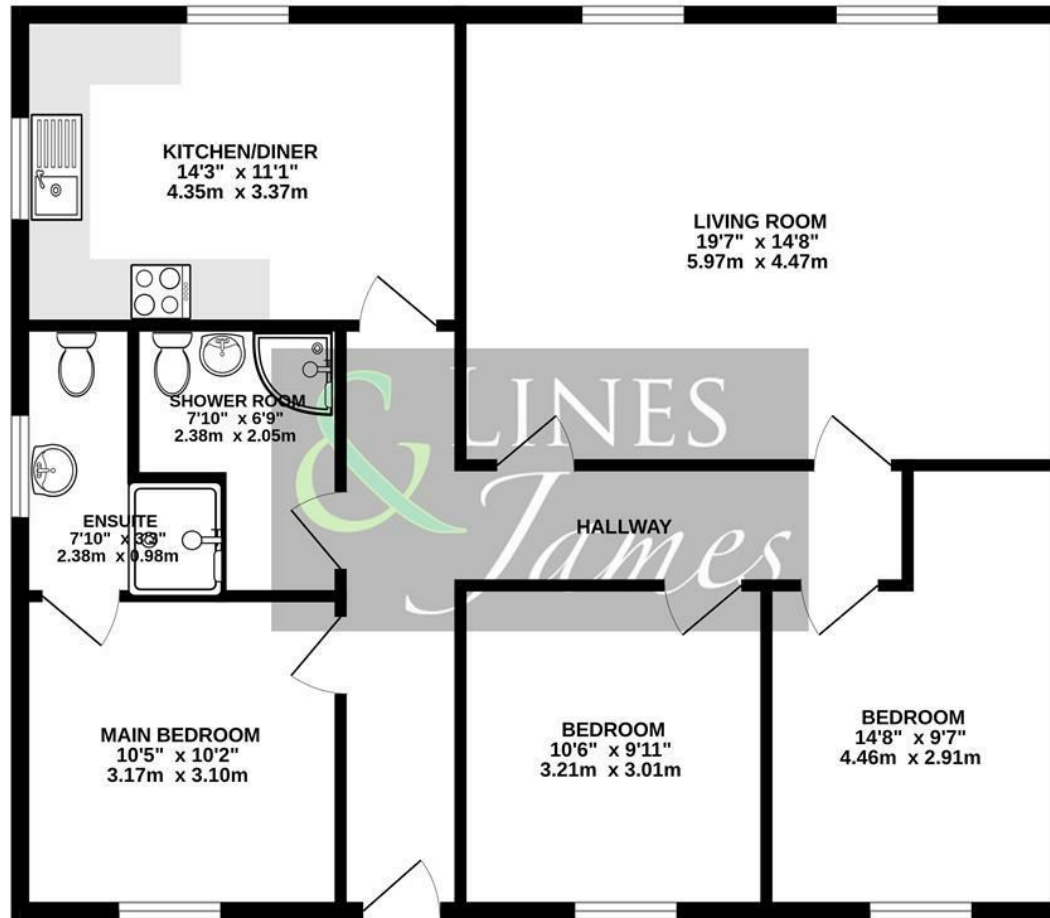
*LINES  
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# FIRST FLOOR



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>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.  
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