



**Fay Road, Horsham, West Sussex RH12 2LG**  
**£1,950 Per month**

**& LINES**  
*James*



# Fay Road, Horsham

- HOUSE
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- UNFURNISHED
- DRIVEWAY & PARKING
- EPC RATING D
- COUNCIL TAX BAND E
- 12 MONTHS +
- DEPOSIT £2250.00
- AVAILABLE NOW

A very spacious and well presented three bedroom family home situated a most sought after location, within walking distance of the town centre and station.

Lines & James are delighted to market this very well presented three bedroom spacious family home situated in walking distance from town centre and station. Accommodation comprises Entrance hall with tiled floor, living room featuring with herringbone wood flooring, good sized newly fitted kitchen/breakfast room, study/dining room with parquet flooring and conservatory. Upstairs there are three double bedrooms, modern shower room and family bathroom with shower over bath. Outside there is a large walled courtyard garden and lawn area which leads to the garage and ample driveway parking.





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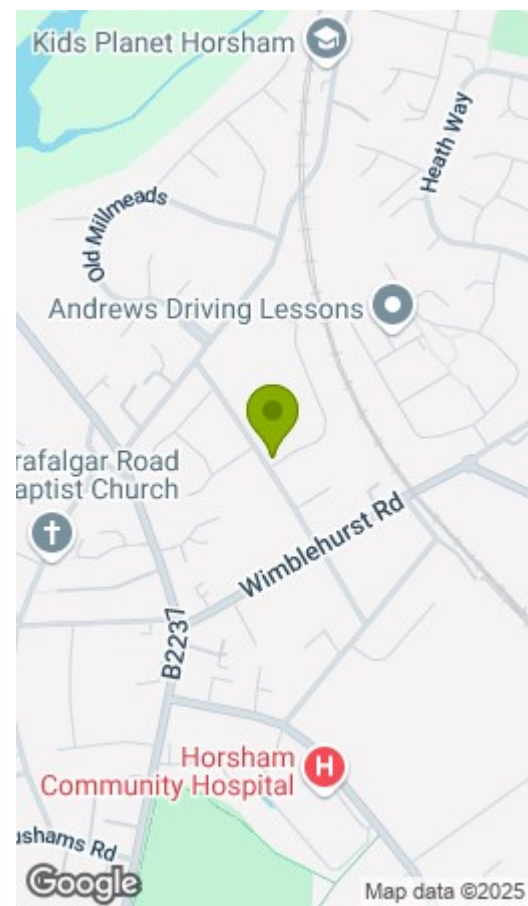








Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement. Made with Metropix 11/2018



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	