



Barnsnap Close, Horsham, RH12 5XY
£2,300 Per month

& LINES
James

Barnsnap Close, Horsham

- END OF TERRACE
- FOUR BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- GARAGE AND PARKING
- UNFURNISHED
- EPC RATING TBC
- COUNCIL TAX BAND C
- 12 MONTHS +
- DEPOSIT £2653.84
- AVAILABLE JULY

A spacious and very well presented four bedroom house situated in popular location off North Heath Lane.

Lines & James are thrilled to bring this extended four bedroom property to the market which situated in a desirable location and superbly presented throughout. The accommodation comprises, Entrance Hall, Open plan kitchen/diner which features a stylish fitted kitchen with plenty of storage and access to the rear garden. From the kitchen/diner there is an opening to a large reception room which features bi folding doors to the rear garden. The ground floor is fitted with attractive wood flooring providing a practical and contemporary finish.

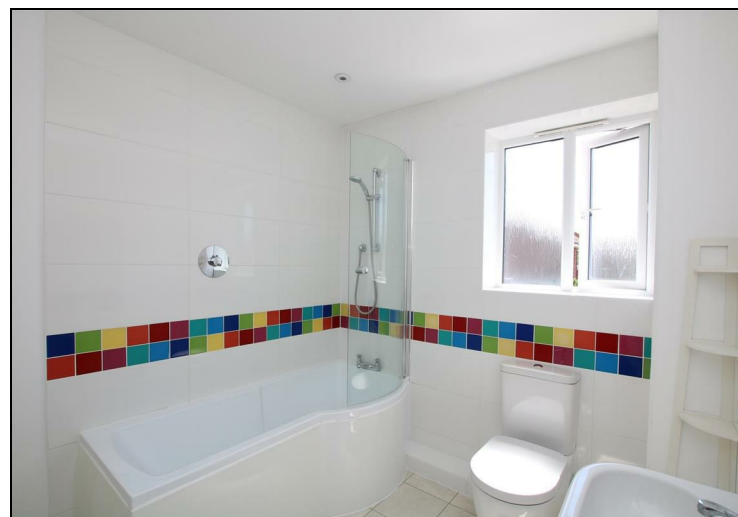
Upstairs the main bedroom features a full en-suite bathroom with shower over the bath. There are three further double bedrooms, all of which benefit from fitted wardrobes. The light and airy family bathroom is a good size with shower over bath and storage options.

The garden is easy to maintain with a raised lawn and plenty of patio to enjoy the warmer months. From the garden, the garage can be accessed by a personal door and there is a gate to the driveway positioned in front of the garage. The property is fully double glazed with Gas Central Heating.



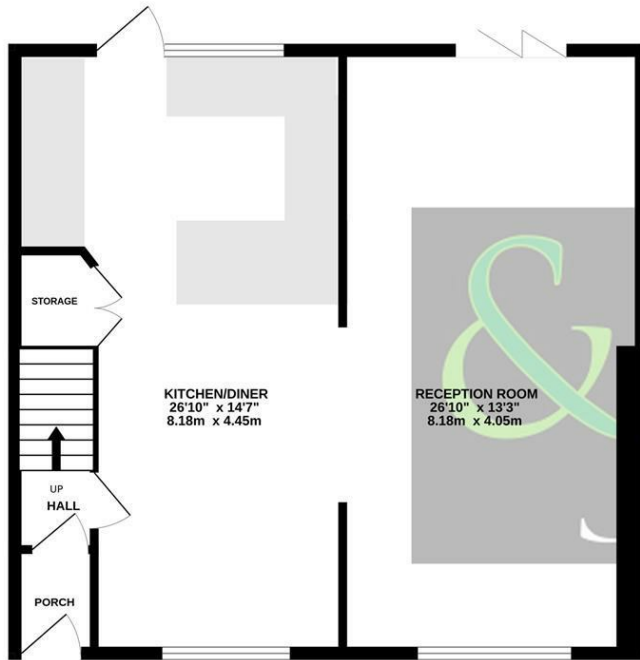


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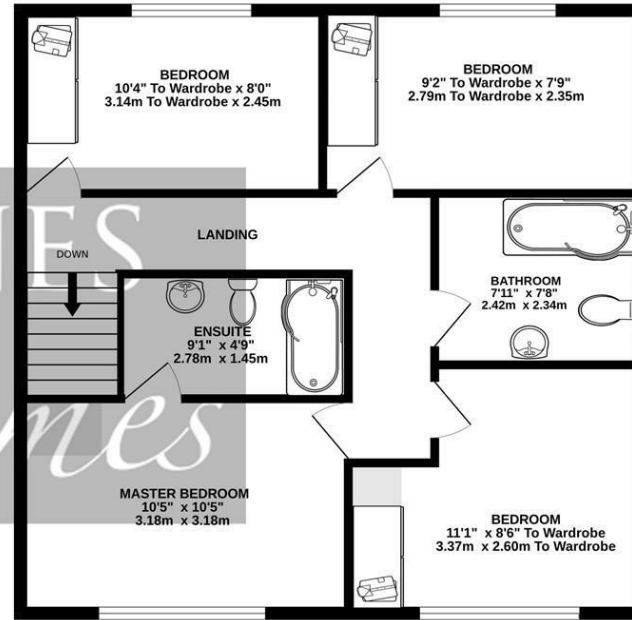




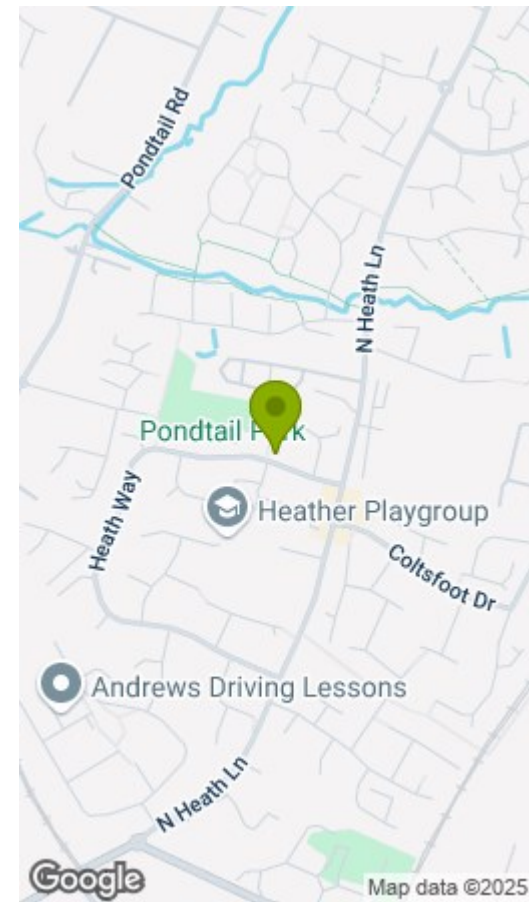
GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

