



**Talbot Lane, Horsham, RH12 1ES**  
**£1,400 Per month**

**& LINES**  
*James*



## Brook Terrace, Talbot Lane

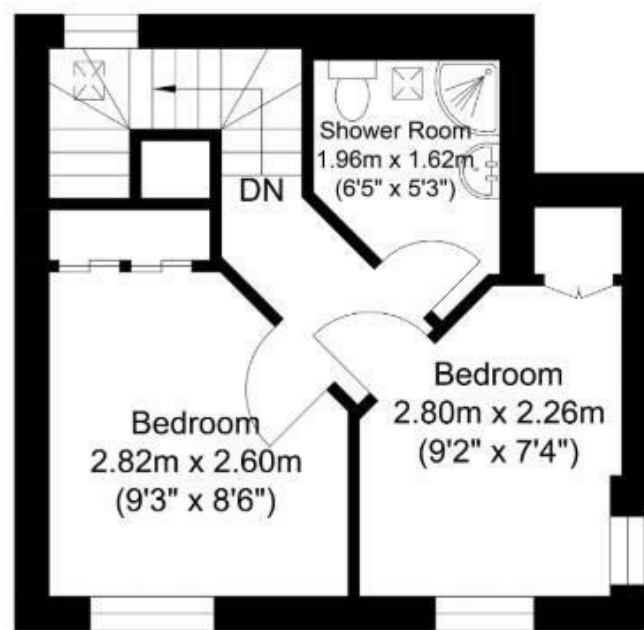
- TWO BEDROOM
- TERRACED MEWS COTTAGE
- STYLISH ACCOMMODATION
- TOWN CENTRE
- FULLY FURNISHED
- EPC RATING E
- COUNCIL TAX BAND C
- DEPOSIT = £1615.38
- 12 MONTHS +
- AVAILABLE AUGUST

A most delightful two bedroom mews cottage situated in unique location in the heart of the town centre.

Lines & James are delighted to bring this character property to the market. Situated close to The Causeway this cottage provides an excellent location for accessing all the amenities on offer within the town. The accommodation is fully furnished and comprises: Stylish open plan kitchen/living room which features an island unit and wooden turning staircase to the first floor. There is a double bedroom with built in wardrobes, further bedroom and modern shower room.

Due to the nature of the accommodation the property is not suitable for children.

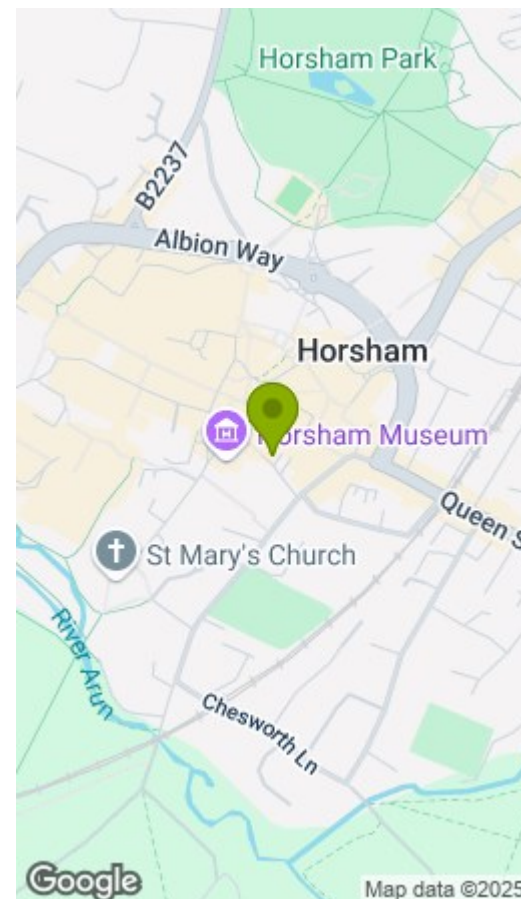




Ground Floor  
Approximate Floor Area  
225.50 sq ft  
(20.95 sq m)

First Floor  
Approximate Floor Area  
238.31 sq ft  
(22.14 sq m)

Approximate Gross Internal Area = 43.09 sq m / 463.81 sq ft



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(12 plus) <b>A</b>		
(81-91) <b>B</b>			(11-11) <b>B</b>		
(69-80) <b>C</b>			(10-10) <b>C</b>		
(55-68) <b>D</b>			(9-9) <b>D</b>		
(39-54) <b>E</b>			(8-8) <b>E</b>		
(21-38) <b>F</b>			(7-7) <b>F</b>		
(1-20) <b>G</b>			(6-6) <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	

