



**Lakeside Drive, West Sussex, RH13 9TR**  
**Offers In Excess Of £700,000**

**& LINES**  
*James*

# 4 Lakeside Drive

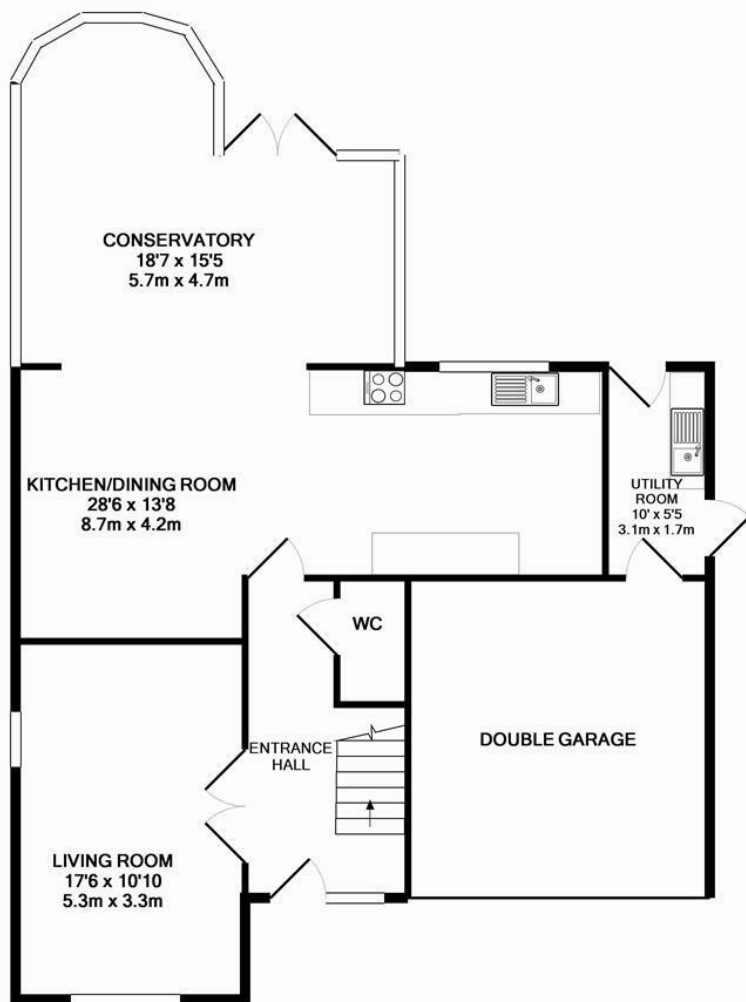
An impressive detached four bedroom family home set in a small development ideally situated opposite the Downs Link and within easy reach of the village centre and popular Country Park.

Location

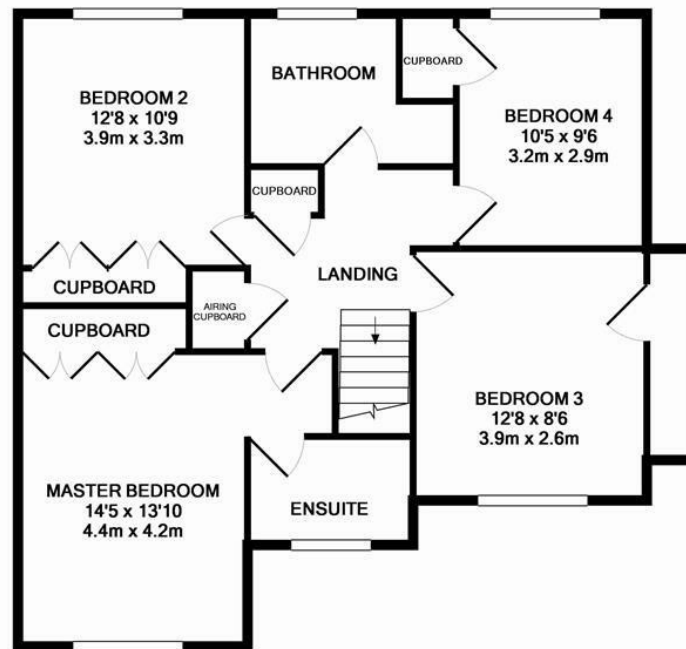
Nestled in the serene setting of Lakeside Drive, this family house is positioned in close proximity to the popular Downs Link and County Park. The location also offers the convenience of being able to walk to the village centre where a number of amenities are available, including a well stocked Co-op, public house and independent retailers. By car Horsham town centre is a short drive away. The position of the development also provides good access to the A24 offering popular commuting networks to London or the South coast. The village has two primary schools and is within the catchment area of a number secondary schools making it a wonderful village for families.

- NO CHAIN
- DETACHED HOUSE
- FOUR BEDROOMS
- SPACIOUS ACCOMMODATION
- VERY WELL PRESENTED
- GARAGE AND DRIVEWAY
- VILLAGE LOCATION
- EPC RATING C
- COUNCIL TAX BAND G
- FREEHOLD

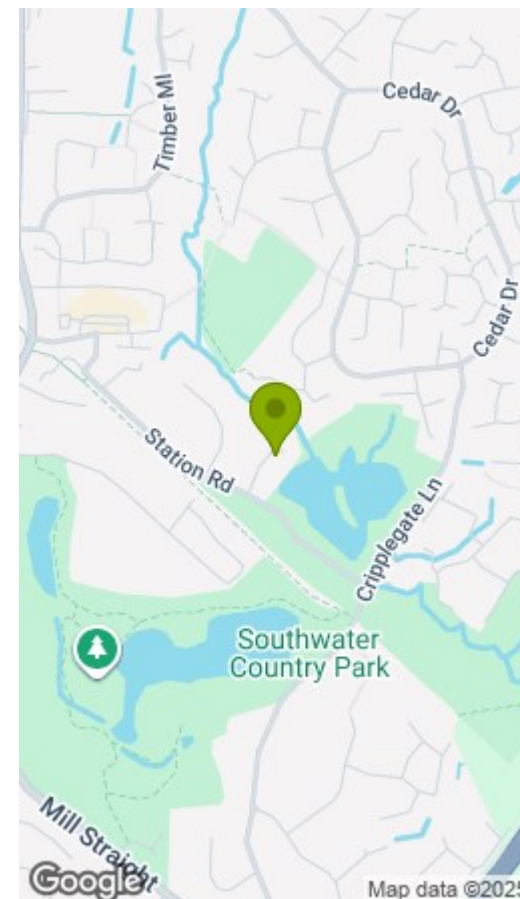




GROUND FLOOR



1ST FLOOR



| 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>                          |                         |           | (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 |           |
|   |                         | 69 79     |   | 67 76                   |           |

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 6/2016



24 Worthing Road, Horsham, West Sussex, RH12 1SL,  
Tel: 01403 210088  
lettings@linesandjames.com  
www.linesandjames.com

