



The Oaks, West Sussex, RH13 9UQ
£1,750 PCM

& LINES
James

19 The Oaks

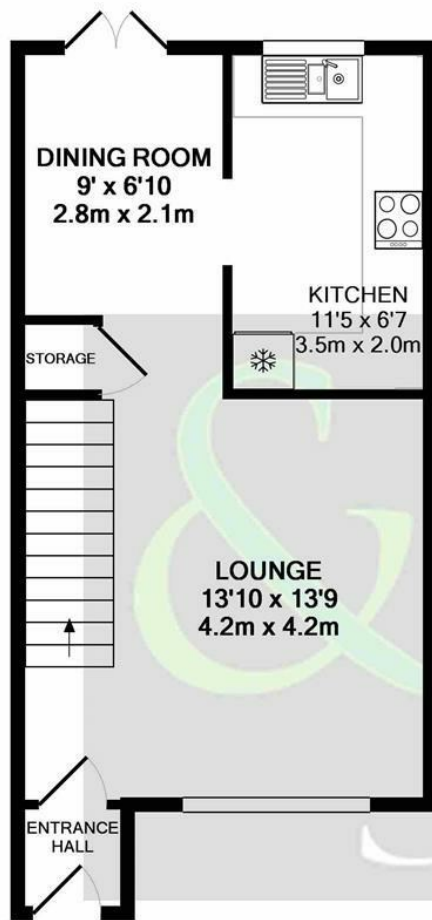
A well presented three bedroom terraced house situated in a cul-de-sac in the popular village of Southwater, within easy reach of the village centre and its array of amenities.

Lines & James are please to bring this well presented three bedroom family house to market. The property offers spacious accommodation comprising: Entrance porch, living room which opens into a dining area which features patio doors to the private rear garden with storage shed, modern white gloss fitted kitchen with appliances. Contemporary Karndeen flooring is fitted to both reception areas with a cupboard between the two providing useful storage. Upstairs the master bedroom has fitted wardrobes with an additional built in cupboard proving extra wardrobe/storage space, there is a further double bedroom, single bedroom and stylish fully tiled bathroom with shower over bath.

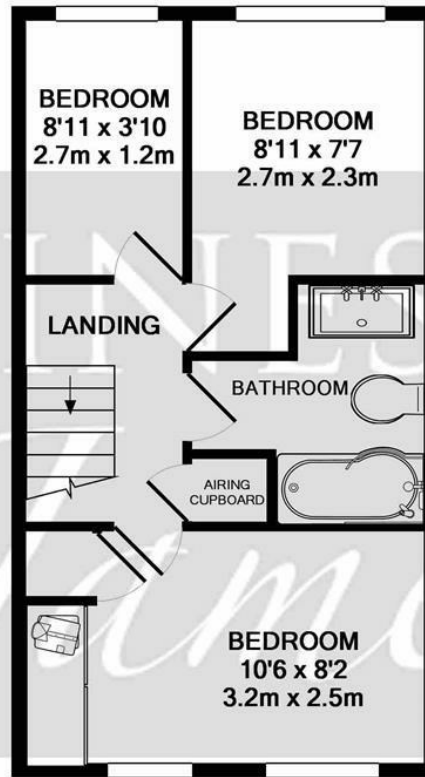
The property also benefits from allocated parking for two cars, G.C.H and double glazing throughout.

- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- TERRACED
- UNFURNISHED
- EPC RATING C
- COUNCIL TAX BAND D
- TWO PARKING SPACES
- 12 MONTHS +
- DEPOSIT £2019.23
- AVAILABLE NOW

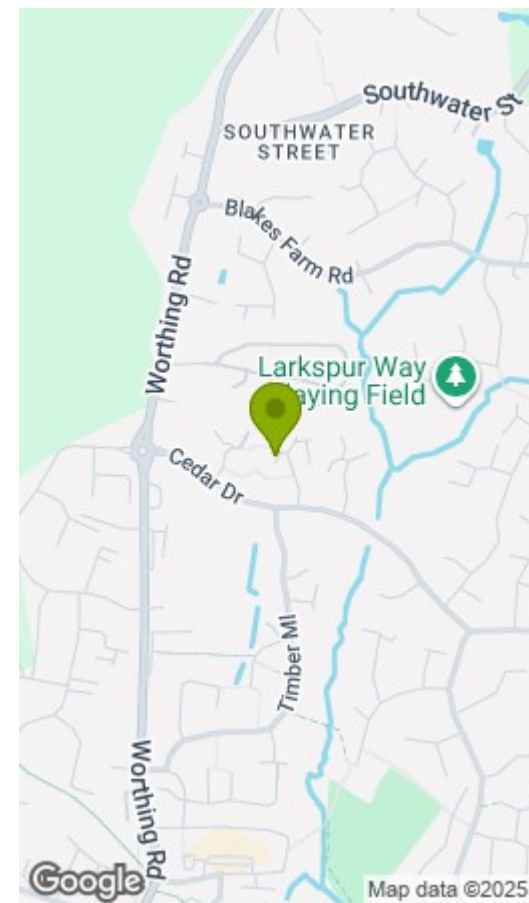




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		

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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