

Osterley House, Godwin Way, Horsham, RH13 6SQ

£1,000 Per Month

Council Tax Band: B





**LOCATION**

We are delighted to bring to the market this well-presented ground floor, one bedroom flat in a convenient location in Horsham. It is within walking distance of both Horsham and Littlehaven stations, the town centre and a parade of shops which includes CO-OP, a post office and take-away outlets. There is a bus stop only a couple of minutes walk away and there is also easy access to the A264 with links to A24 and M23

**PROPERTY**

You enter the property into a spacious hallway with good storage cupboards down one side. Directly ahead is the bedroom, which is a good size and has one built-in cupboard. The lounge/diner adjacent to the bedroom is also a good size and neutrally decorated. The well-equipped kitchen has a range of base and wall units, electric oven and hob and integrated fridge/freezer, washer/dryer and dishwasher. A modern white bathroom, with shower over the bath, completes the accommodation. There is gas central heating and a telephone intercom system and an internal viewing is highly recommended.

**OUTSIDE**

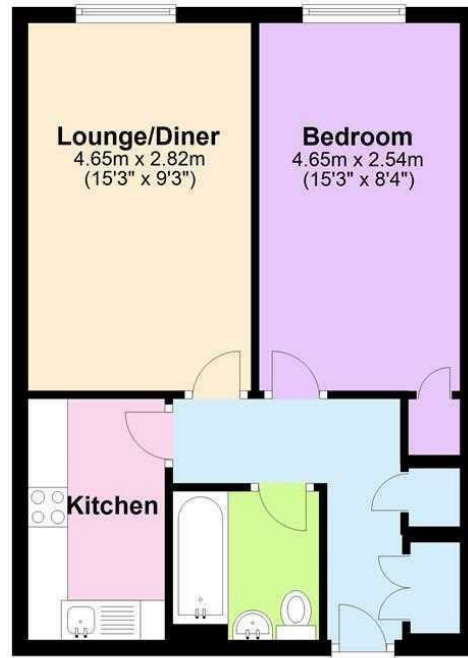
There is one allocated parking space to the rear of the property and some visitor parking, There are also well kept communal gardens, bike rack and bin store.



**Open House Horsham**

**Floor Plan**

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 42.7 sq. metres (459.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	80
	EU Directive 2002/91/EC	