



Roebuck Close, West Sussex, RH13 5UN
£1,350 PCM

& LINES
James

8 Roebuck Close

A well presented two bedroom house with allocated parking for one car and street parking.

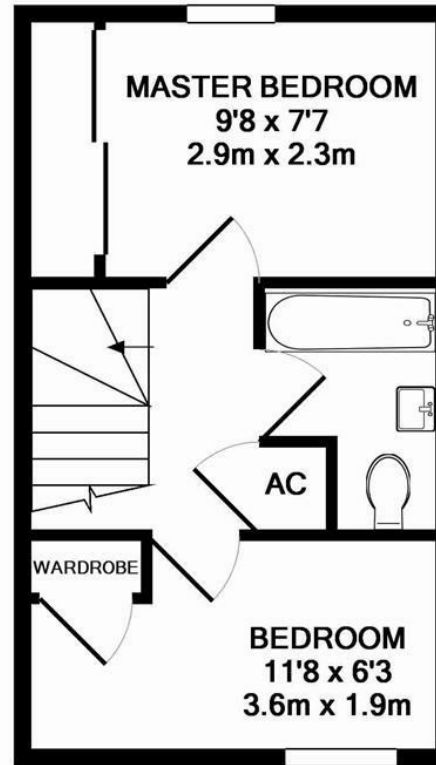
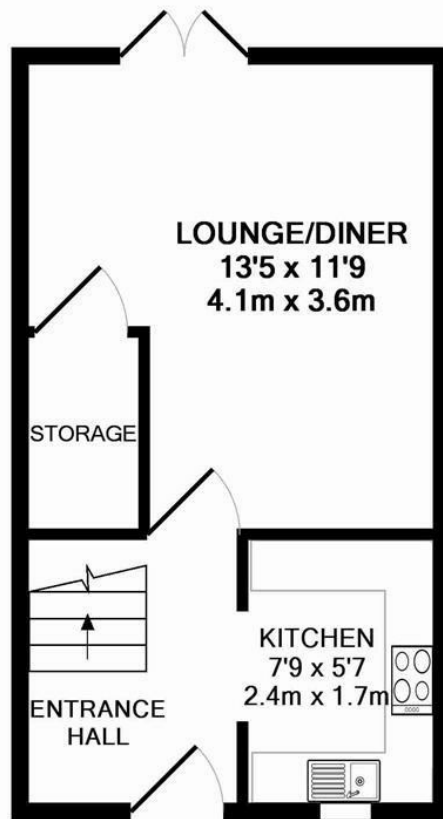
Lines and James are pleased to offer this well presented two bedroom house situated in an area with good access to the A264 linking with the M23 motorway networks.

The accommodation comprises: Entrance hall, fitted kitchen with appliances and lounge/diner with patio doors to rear garden. Upstairs is the double bedroom with fitted wardrobes, single bedroom and family bathroom with shower over bath.

This property also benefits from gas central heating, double glazing and an allocated parking space.

- TERRACED
- TWO BEDROOMS
- UNFURNISHED
- ALLOCATED PARKING
- EPC RATING C
- COUNCIL TAX BAND C
- 12 MONTHS +
- DEPOSIT £1557.00
- AVAILABLE NOW





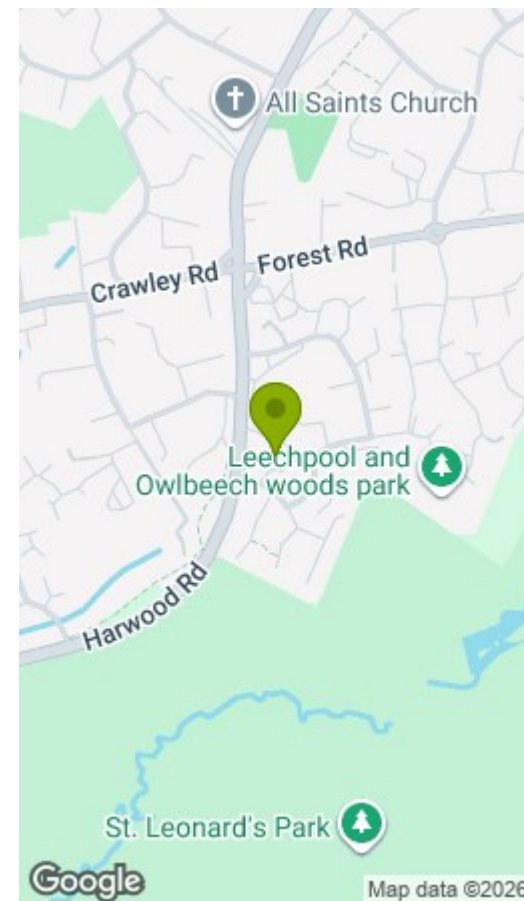
GROUND FLOOR
 APPROX. FLOOR
 AREA 250 SQ.FT.
 (23.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 246 SQ.FT.
 (22.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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 shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		76	
(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			
(12 plus) A			96
(81-91) B			
(69-80) C			79
(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	



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