



Bedford Road, West Sussex, RH13 5BJ
Asking Price £220,000

& LINES
James

Bedford Road, Horsham

- NO CHAIN
- ONE BEDROOM
- PERIOD MAISONETTE
- CLOSE TO STATION & TOWN
- PARKING
- SHARE OF FREEHOLD
- LONG LEASE
- COUNCIL TAX BAND B
- EPC RATING D

*** NO CHAIN *** A delightful one bedroom upper ground level Victorian conversion maisonette in easy reach of the town centre and station benefitting from allocated parking for one.

Location

The property is conveniently situated with half a mile of the town centre and mainline station, allowing all the towns amenities to be accessed on foot. By car the property provides easy access on the A281 connecting the road networks of the A24 and A23. Horsham is a thriving market town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis.





Property

The property is bright and spacious throughout with accommodation comprising: Entrance hall offering plenty of room for coats and shoes, a cupboard housing the boiler also provides storage. Large reception room which features a large bay sash window allowing an abundance of natural light, the kitchen is fitted with a range of matching eye and base level units with complementing work surface and sash window to front aspect. Good sized bedroom which benefits from open fitted wardrobes providing hanging space and storage with sash windows to rear aspect. The bathroom is fitted in a white suite with electric shower over bath. An additional feature is gas central heating throughout.

Outside/Lease

The driveway leads to a communal area to the rear where there is a covered Car Port with allocated parking.

Lease

Leasehold - 999 years - From 10th February 2016

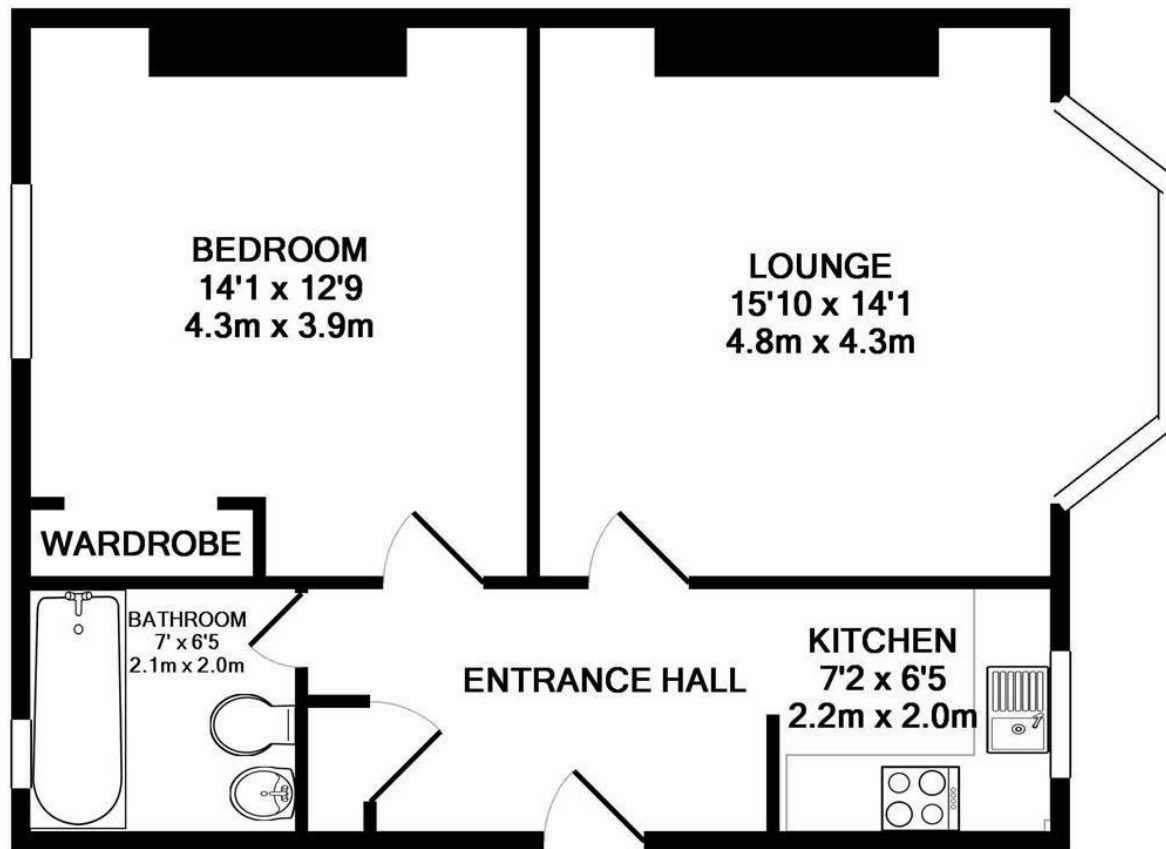
Maintenance charge - Approximately £100 per calendar month

Agent's Note:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

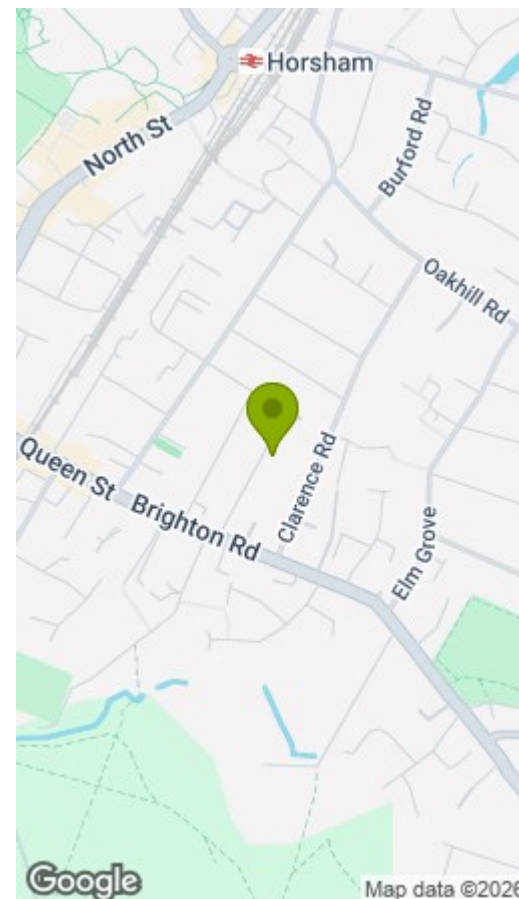
Disclaimer - The images used reflect the possessions of a previous tenant.





TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)

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 ©2016



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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