



**Wagtail Close, West Sussex, RH12 5HL**  
**£2,750 PCM**

**& LINES**  
*James*

# 40 Wagtail Close

A most impressive four bedroom detached family house situated on the popular north side of town.

Lines & James are thrilled to bring this spacious and superbly presented home to the market. Offering well appointed accommodation which comprises; Generous entrance hall with built in storage cupboard, cloakroom, study which is fitted with modern storage units and desk creating the perfect home office, living room featuring stylish inset log burning stove, hardwood flooring and fully glazed doors to the rear garden. Large kitchen/breakfast room with integrated appliances and breakfast bar, this room also benefits from fully glazed doors to the garden. Separate dining room also featuring hardwood flooring.

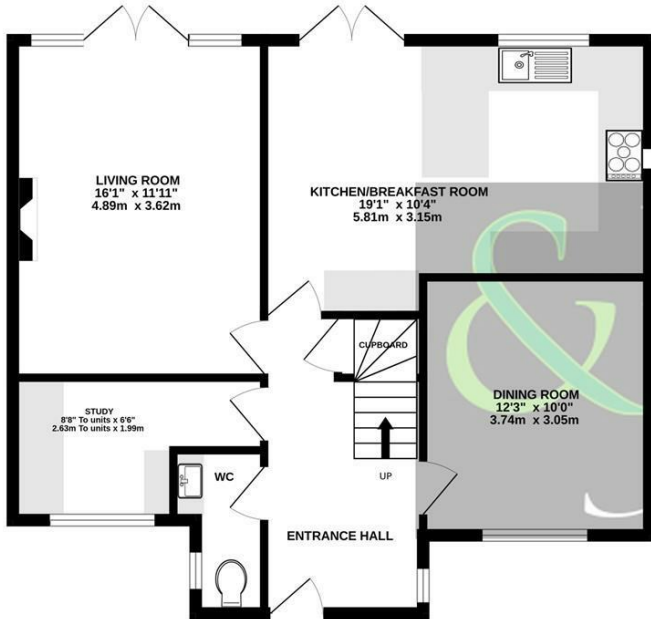
Upstairs the main bedroom has built in wardrobes and full en-suite bathroom with p-shaped bath with shower over and vanity unit providing ample storage. The second bedroom is a spacious double with a range of built in wardrobes, there is a further double bedroom also with built in wardrobes and a good size single bedroom. The family bathroom has a shower over bath with vanity unit for storage.

The south facing rear garden is predominantly laid to lawn, with decked area ideal for entertaining. A shaded barked area of the garden creates the perfect space for children's play equipment. Rear access to the garage is available from the garden.

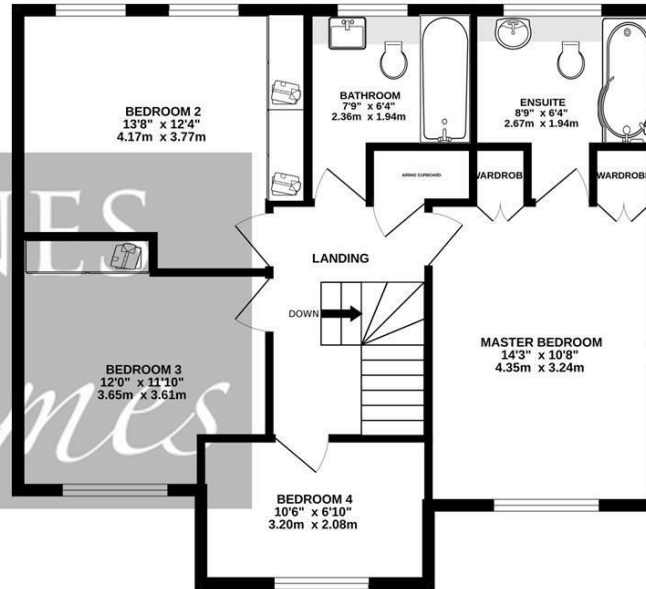
- DETACHED HOUSE
- FOUR BEDROOMS
- GREAT LOCATION
- UNFURNISHED
- DOUBLE GARAGE & DRIVEWAY PARKING
- EPC RATING C
- COUNCIL TAX BAND F
- 12 MONTHS +
- DEPOSIT £3173
- AVAILABLE NOW



GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.

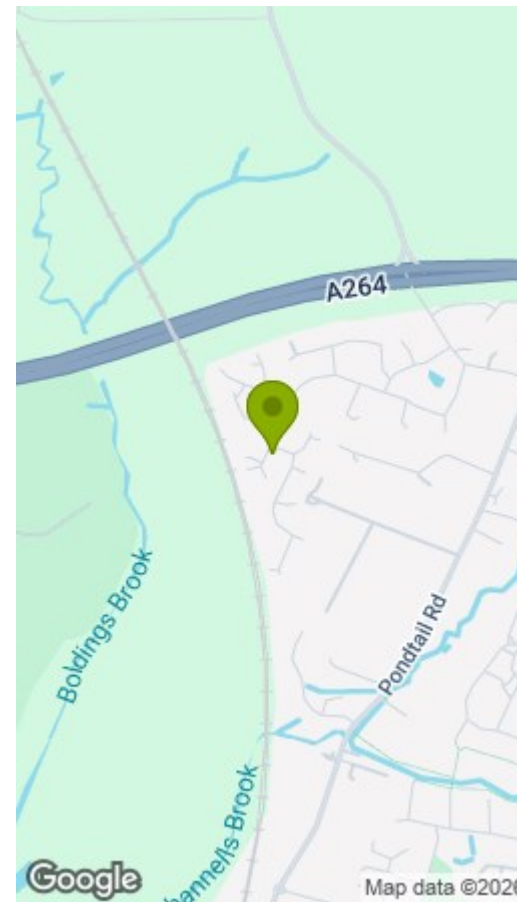


1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(12 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
		72	
		83	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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