



8 Lyntons, Pulborough, West Sussex RH20 1AZ





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£1,300 Per Month



Hallway

Cloakroom with white suite of low level w.c. and wash hand basin.

Kitchen with built in single oven and hob with concealed extractor hood over. Washing machine. Fridge/freezer.

Living/Dining Room with patio doors leading to the garden. Under stair storage cupboard.

Bedroom 1 with built in mirrored wardrobes along one wall with shelf and hanging rail.

Bedroom 2 with built in airing cupboard.

Bathroom white suite of panelled bath with shower over the bath, pedestal wash hand basin and low level w.c.

GARDEN

allocated parking for two cars.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Guy Leonard & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

SERVICES All mains are connected.

COUNCIL TAX Council Tax Band D - for further details please refer to Horsham District Council.

VIEWING Strictly by appointment: 01903 742354

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



To arrange a viewing call us on 01903 744166 or email lettings@glproperty.co.uk

View online at www.glproperty.co.uk



NOTES 1. All measurements shown in these particulars are approximate.2. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check information. Do so, particularly if you are contemplating travelling some distance to view the property.3. The mention of any appliance and/or services in these particulars does not imply that they are in full and efficient working order. Guy Leonard & Co., for the vendor property whose agents they are, give notice that:1. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.2. no person in the employment of or agent of or consultant to GL & Co. has any representation or warranty whatever in relation to this property.

2 bed property available in Pulborough (1387)-? pcm, please call GL & Co on 01903 744166

Walking Distance of the main line station * An attractive terraced house in a private cul-de-sac setting. Hall. Cloakroom. Kitchen. Living Room/Dining Room. 2 Bedrooms. Bathroom. Garden. 2 Allocated Parking Spaces. EPC C Council Tax Band D Unfurnished Deposit 1,615





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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