

**Beech Road, Horsham, RH12 4TY**  
**£1,100 Per Month**  
**Council Tax Band:**



**LOCATION**

We are delighted to bring to the market this spacious, first floor, one bedroom maisonette. It is situated on a popular road just two miles from Horsham town centre, with its wealth of cafes, restaurants and shops. For those needing to commute by car, it is conveniently positioned for access to the A264, the M23 and Gatwick Airport. It is also on the edge of St Leonards Forest making it an ideal property for those who enjoy the outdoors

**PROPERTY**

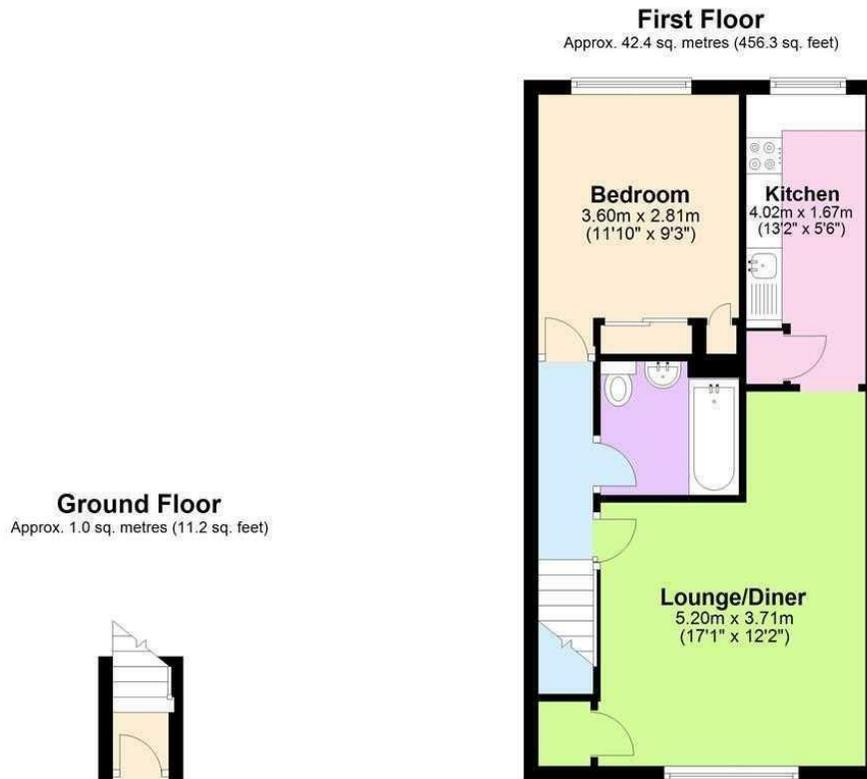
You enter the property into an entrance hall with stairs leading directly to the first floor. At the top of the stairs and to the front of the property is the large light lounge/diner. The kitchen is open to the lounge area but tucked away around the corner. It is a well-equipped kitchen with plenty of worktop, a range of base and wall units, washing machine, fridge, freezer oven and hob. The bedroom is to the rear of the property and has both a built-in large double wardrobe and a further cupboard housing the hot water tank with airing cupboard space. Finally, the bathroom with modern white suite, shower over the bath and lots of storage, is sandwiched between the bedroom and the lounge.

**OUTSIDE**

There is one allocated parking space at the rear of the property and plenty of on-street parking.

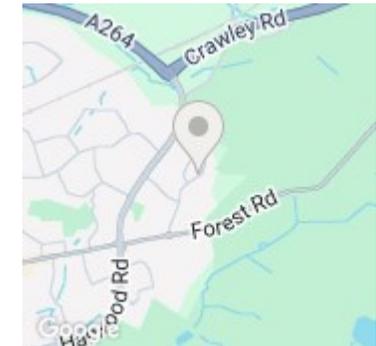


Open House Horsham



Total area: approx. 43.4 sq. metres (467.5 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>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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>		EU Directive 2002/91/EC	