



**Timbermill, West Sussex, West Sussex RH13 9SR**  
**£1,300 PCM**

**& LINES**  
*James*

## 82 Timbermill

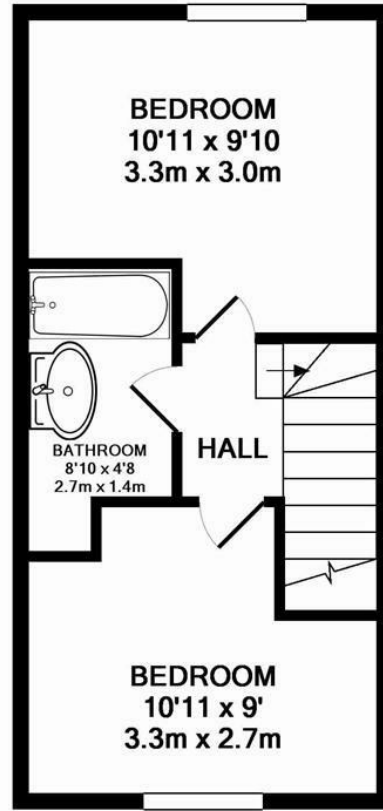
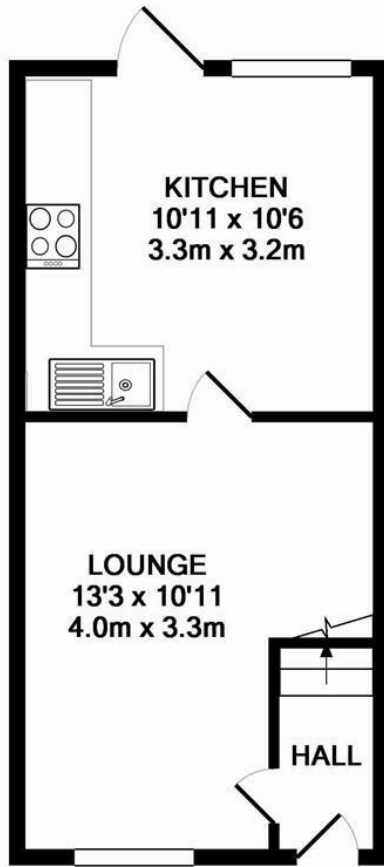
A well presented two bedroom unfurnished house in the popular village of Southwater.

The property is neutrally decorated throughout and comprises of: Entrance hall, living room, fitted kitchen with appliances and space for dining area, double bedroom, single bedroom and modern bathroom with shower over bath. The garden is mainly laid to lawn with a patio area and slate pathway leading to the shed. Additional benefits are central heating, double glazing and allocated parking. The property is tucked away from the road overlooking a small green.



- TWO BEDROOMS
- TERRACED HOUSE
- VILLAGE LOCATION
- ALLOCATED PARKING
- EPC RATING C
- COUNCIL TAX BAND C
- 12 MONTHS +
- DEPOSIT £1500.00
- AVAILABLE NOW





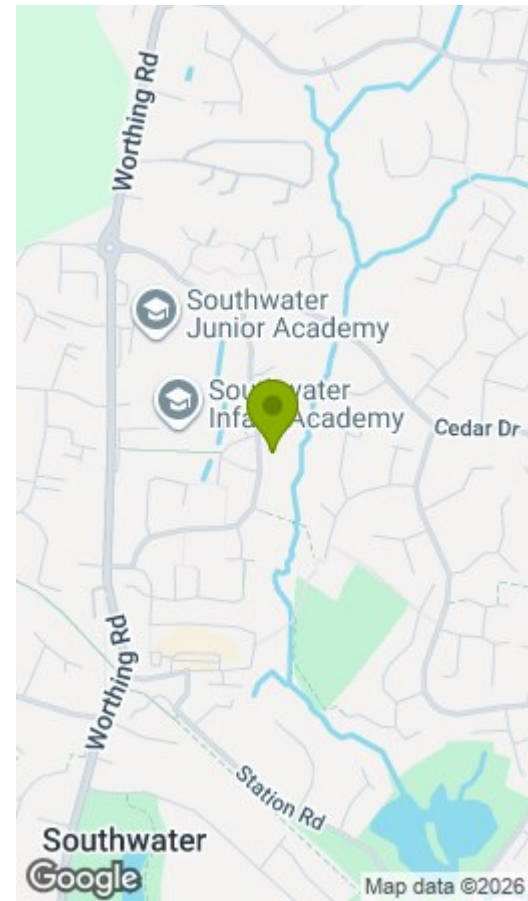
GROUND FLOOR  
APPROX. FLOOR  
AREA 259 SQ.FT.  
(24.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 259 SQ.FT.  
(24.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 518 SQ.FT. (48.1 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		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>		90	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		72	(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
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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