



Shandys Close, West Sussex, RH12 1TY
£1,300 PCM

LINES
& James

2 Shandys Close

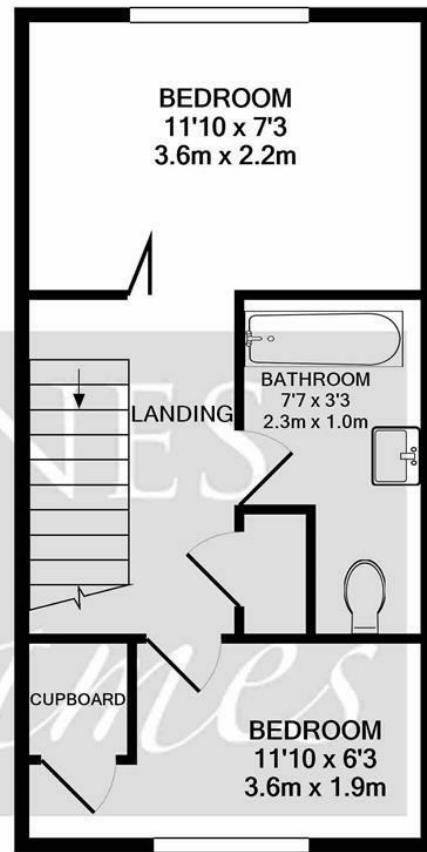
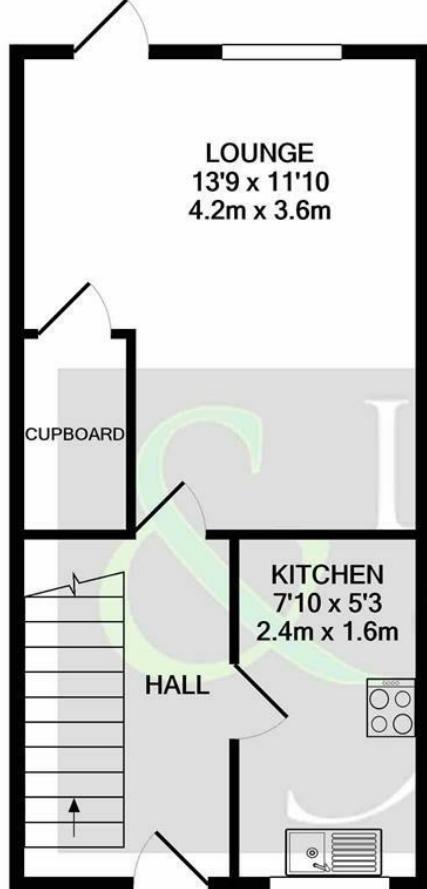
A two bedroom semi detached house, with allocated parking and enclosed rear garden with side access.

Lines & James are pleased to offer to the market this two bedroom home.

The property comprises; entrance hall, fitted kitchen with a combination of high and low level units and appliances. A good sized lounge with large under stairs cupboard and full length windows over looking the low maintenance garden. To the first floor there are two bedrooms with the second benefiting storage over the stairs and the bathroom that has been finished with a white suite and electric shower over the bath.

- TWO BEDROOMS
- SEMI-DETACHED
- CLOSE TO TOWN
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- EPC RATING D
- 12 MONTHS +
- DEPOSIT £1500.00
- AVAILABLE NOW





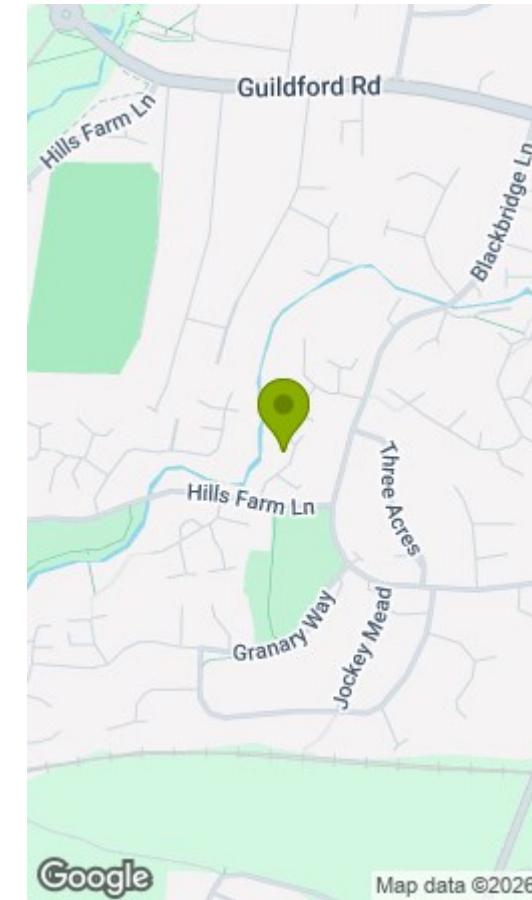
GROUND FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 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.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	81
(70-80) C	
(55-69) D	63
(39-54) E	
(21-38) F	
(1-20) G	

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(70-80) C
(55-69) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
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(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	

Very environmentally friendly - lower CO₂ emissions
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Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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