



Billingshurst Road, Horsham, RH12 3LB
£1,900 Per Month

& LINES
James

Billingshurst Road, Broadbridge Heath

- THREE BEDROOM
- SEMI-DETACHED
- WELL PRESENTED
- PARKING
- EPC RATING D
- COUNCIL TAX BAND D
- DEPOSIT £2192.00
- 12 MONTHS+
- AVAILABLE NOW

A unique and deceptively spacious three bedroom house located in Broadbridge Heath.

Lines & James are thrilled to bring this delightful three bedroom house to the market. Situated in the centre of Broadbridge Heath with many amenities in walking distance.

Well presented accommodation comprises: Large entrance hall featuring wood flooring and decorative fireplace, the space available means this room can easily become an additional living space. Spacious sitting room with character beams, decorative fireplace and access to the garden. Dining room which features patio doors to the rear garden and matching kitchen units creating a kitchen/diner feel, but yet has the benefit of the kitchen being more tucked away. The kitchen is fitted in modern navy units and also has a door providing access to the garden.

Upstairs there are three double bedrooms, all feature decorative fireplaces and one benefits from mirrored fitted wardrobes. A stylish bathroom is generous in size and is fitted with roll top free standing bath, large walk in shower enclose and useful storage units.

An attractive cottage style garden has many stocked borders with patio area and side access to the front of the property. The property also benefits from gas central heating and off road parking for two cars.



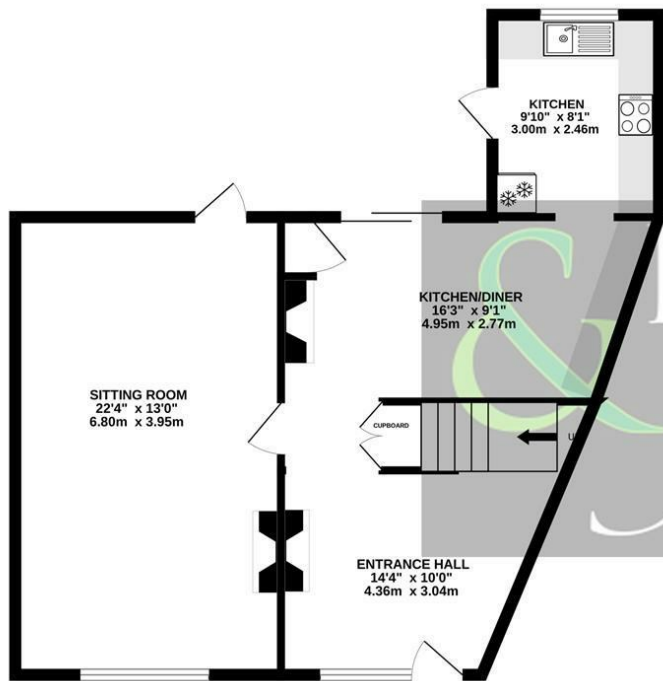


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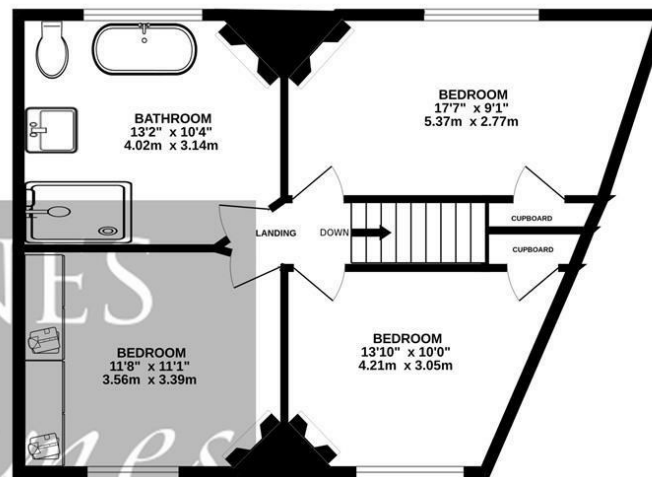




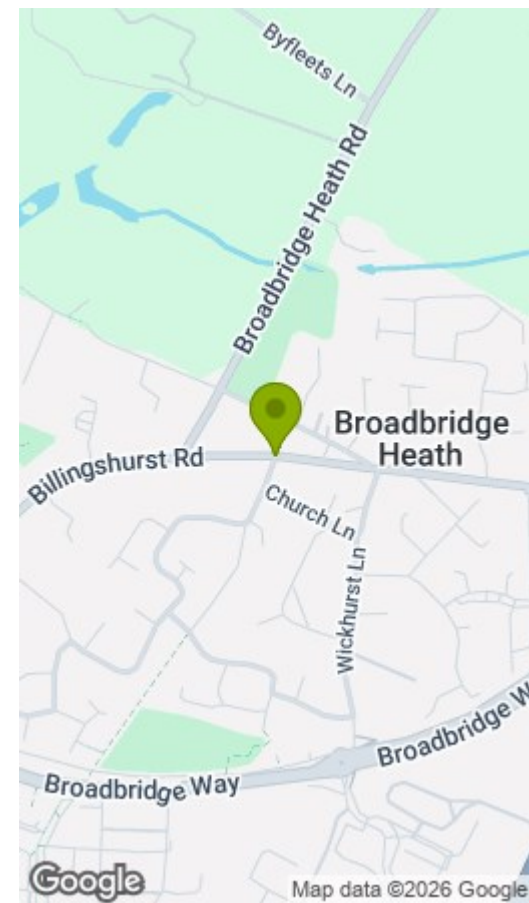
GROUND FLOOR



1ST FLOOR



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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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