



Quail Close, West Sussex, RH12 5ZJ
£2,400 PCM

& LINES
James

28 Quail Close

A delightful four bedroom detached family home, situated in Quail Close off Pondtail Road. The property benefits ample parking, double garage and large rear garden.

Lines & James are thrilled to bring to the market this wonderful four bedroom detached family home, situated on the sought-after North side part of town. The property is presented to a good standard throughout offering generous accommodation that comprises: Entrance hall, study, cloakroom, large living room featuring a brick built open fire, sliding doors to the garden and double doors to the kitchen/diner. The large open plan kitchen/diner has further double doors that open into the conservatory, this room provides a perfect family space or to entertain guests. Finished with modern high gloss glitter effect worktops, contrasting wood finished units and central island, the kitchen includes: American style fridge freezer, five burner Rangemaster, integrated microwave and dishwasher. A separate utility room houses the washing machine, tumble dryer and additional freezer.

The four bedrooms are located on the first floor, all of which are double. The main bedroom benefits from fitted wardrobes and modern en-suite shower room, another of the bedrooms also benefits from fitted wardrobes. The family bathroom is finished with a white suite and shower over the bath, this completes the accommodation.

The large, mainly laid to lawn rear garden features a good-sized patio area, vegetable patch and greenhouse. Additional features include G.C.H, double glazing, driveway parking and double garage.

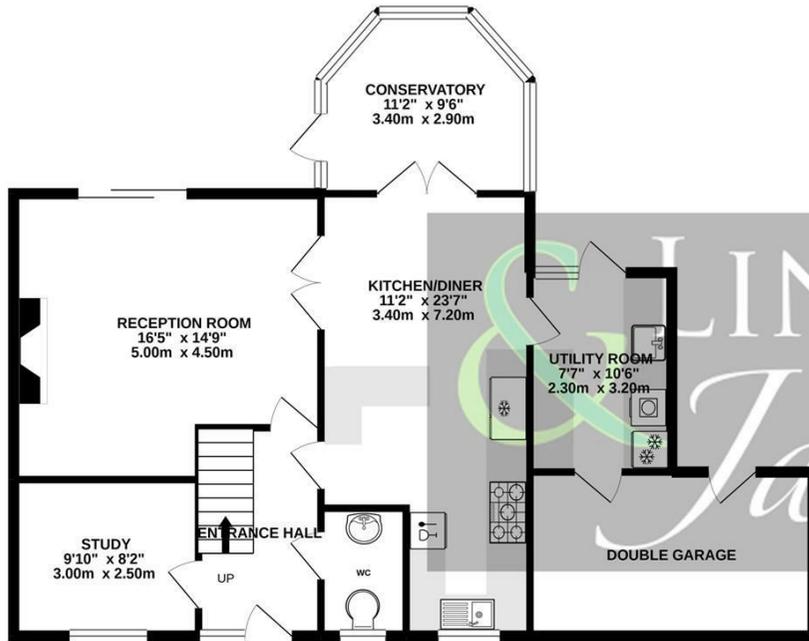
Quail Close is situated to the North of Horsham. The town centre provides comprehensive shopping facilities and a mainline rail service from both Horsham and Littlehaven to London (Victoria/London Bridge). The A24/Horsham bypass provides access via the M23 to Gatwick Airport, the M25 and the national motorway network.



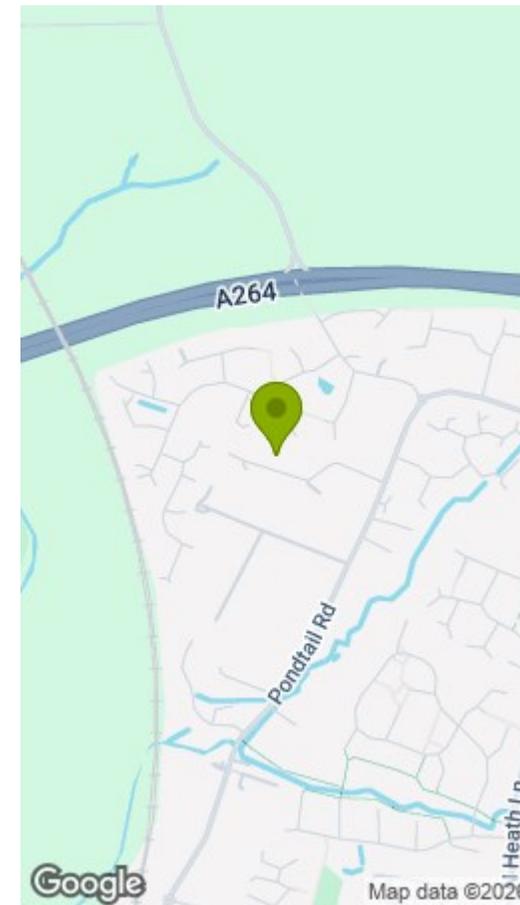
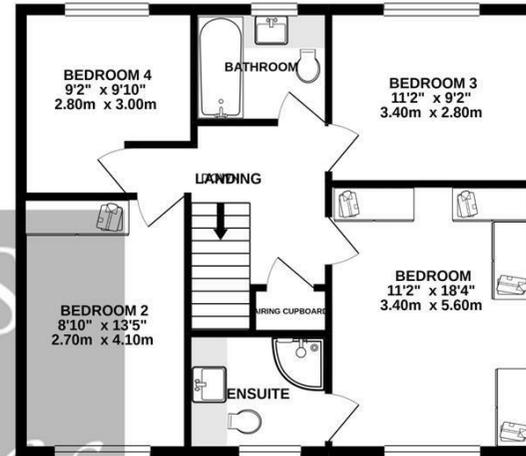
- DETACHED FAMILY HOME
- GREAT LOCATION
- FOUR BEDROOMS
- UNFURNISHED
- DOUBLE GARAGE & DRIVEWAY
- EPC RATING D
- COUNCIL TAX BAND G
- DEPOSIT £2769.23
- 12 MONTHS +
- AVAILABLE APRIL



GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 192 plus) A (81-91) B (69-80) C (55-60) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions (12 plus) A (81-91) B (69-80) C (55-60) D (39-54) E (21-38) F (1-20) G 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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