



Wordsworth Place, Horsham, Sussex RH12 5PR
£1,750 Per Month

LINES
& James

32 Wordsworth Place

A superbly presented three bedroom terraced house with garage in the popular north Horsham area with good access to A264/A24.

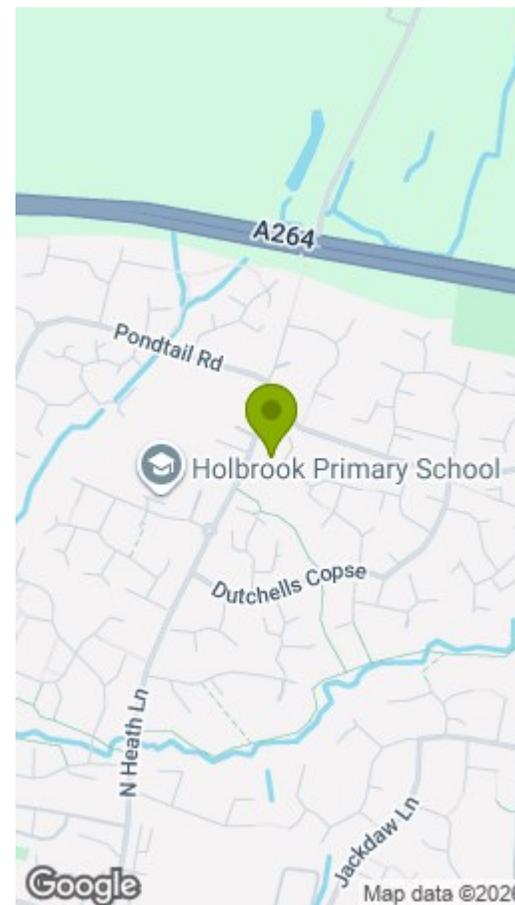
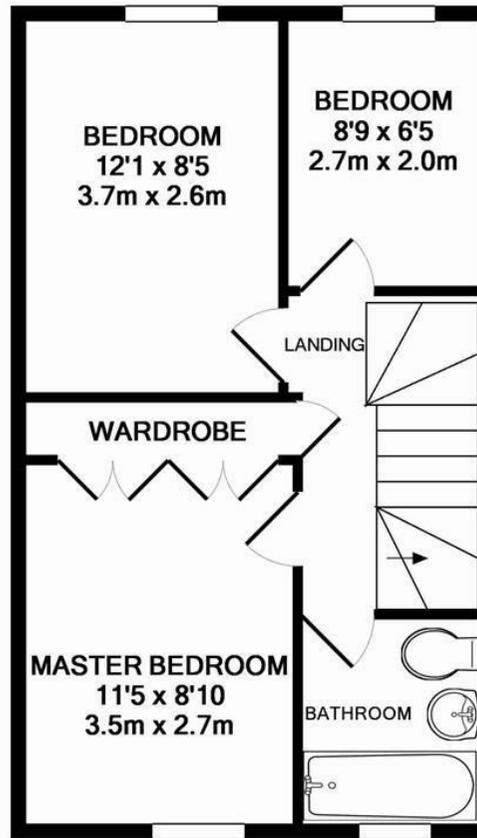
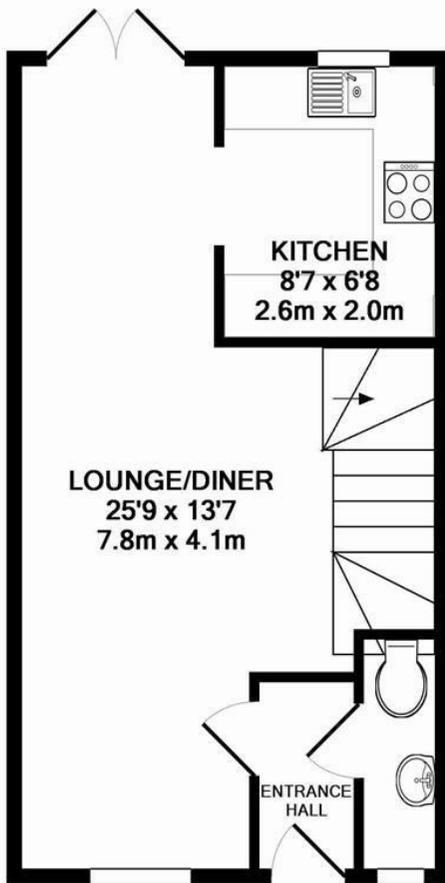
Lines & James are delighted to offer to the market this good sized three bedroom terraced house situated at the end of a popular cul-de-sac in north Horsham. The accommodation comprises: Entrance hall, cloakroom, large dual aspect lounge/diner featuring wood flooring and patio doors opening to the rear garden. Stylish fitted kitchen with appliances. Upstairs the main bedroom features a built in wardrobe, there is a further double bedroom, single bedroom and modern family bathroom with shower over bath.

This property also benefits from gas central heating, double glazing and garage.



- TERRACED
- GOOD LOCATION
- THREE BEDROOMS
- UNFURNISHED
- EPC RATING C
- COUNCIL TAX BAND D
- ALLOCATED PARKING & GARAGE
- DEPOSIT £2019.23
- 12 MONTHS +
- AVAILABLE APRIL





GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(12 plus) A
(81-91) B			(11-91) B
(69-80) C			(9-80) C
(55-60) D			(5-60) D
(39-54) E			(3-54) 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
EU Directive 2002/91/EC		86	EU Directive 2002/91/EC
England & Wales		66	England & Wales



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