



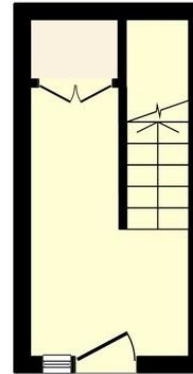


1 1 0

Denne Road, Horsham RH12 1JF

Description

The front door opens into a welcoming Entrance Hall benefiting from a cloak cupboard for coats and shoes. Stairs lead to the main landing, with doors leading to all rooms. The Kitchen is a good size, featuring all modern appliances. The beautifully presented double aspect and double bedroom has plenty of space for wardrobes. The double aspect Living/Dining Room is spacious and offers plenty of room for both seating and a good size dining table. The accommodation is completed by the Bathroom, which comprises a modern suite. Other benefits of the accommodation are double glazing, gas central heating and is available on a unfurnished basis.



Ground Floor

Floor area 8.9 sq. m. (96 sq. ft.) approx



First Floor

Floor area 45.7 sq. m. (492 sq. ft.) approx



Buses
2 mins walk



Shops
Town Centre
5 mins walk



Trains
Horsham - 0.6 miles
Littlehaven - 1.9 miles



Sport & Leisure
Pavillions in the Park
0.7 miles



Airport
Gatwick
11.8 miles



Schools
St Mary's Primary
Millias & Forest



Broadband
Up to 76 Mbps



Roads
M23
6.6 miles



Council Tax
Band B

Total Approximate Floor Area:
588 sq ft / 54.6 sq m

Measurements are approximate

Viewing arrangements:
By appointment through Brock Taylor
Telephone 01403 272002
Email lettings@brocktaylor.co.uk

Map Location



EPC Rating

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
105-100 (A)			92-100 (A)		92
81-101 (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)		62	21-38 (F)		
1-20 (G)		72	1-20 (G)		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

Brock Taylor Limited 2-6 East Street Horsham West Sussex RH12 1HL **Lettings:** 01403 272002 **Sales:** 01403 272022 www.brocktaylor.co.uk

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

Voted the Best Local Agent Call for your Free Valuation today **01403 272002**

