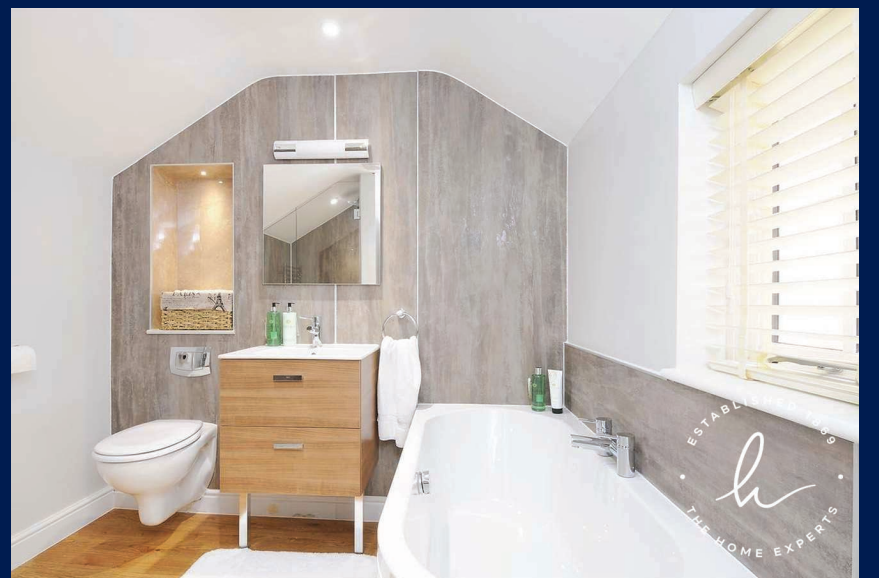
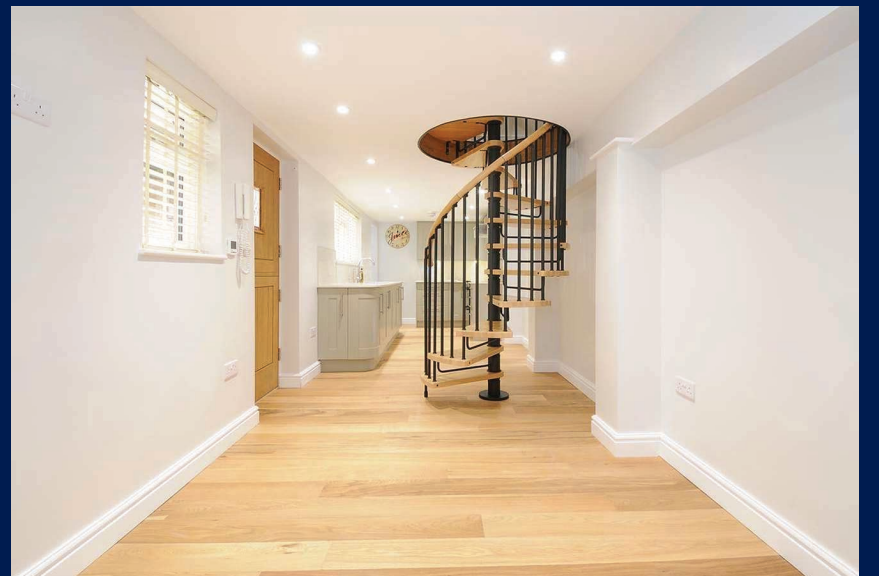




{ THE PARTICULARS

Black Horse Way Horsham RH12

£1,350 Per Month
Unfurnished

- 1 Bedroom
- 1 Bathroom
- 1 Reception

Features

- Open Plan Living, - Spiral Staircase, - Communal Courtyard, - NO PARKING, - Horsham Council Tax Band B, - **Some images have been virtually staged*

Council Tax

Council Tax Band B

Hamptons
64 West Street
Horsham, RH12 1PL
01403 254877
horshamlettings@hamptons.co.uk
www.hamptons.co.uk

{ A UNIQUE, WELL PRESENTED SELF CONTAINED COTTAGE. EPC: C

The Property

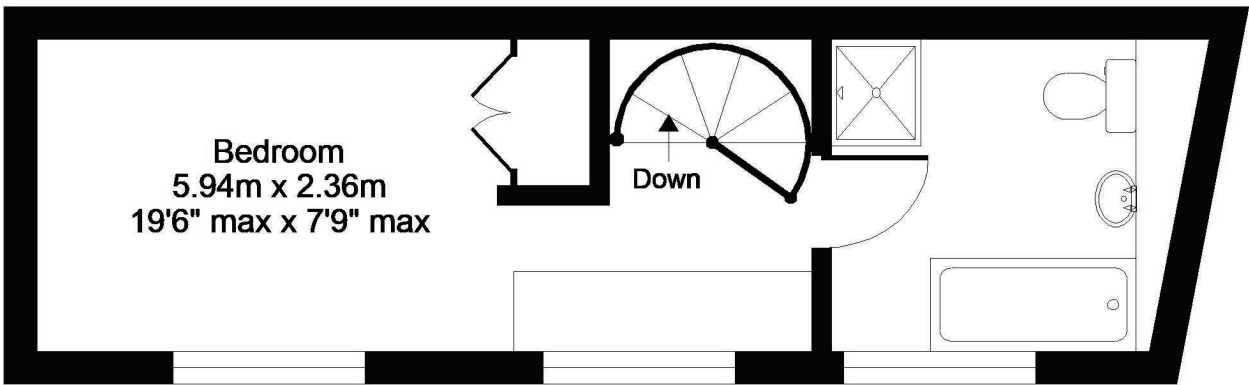
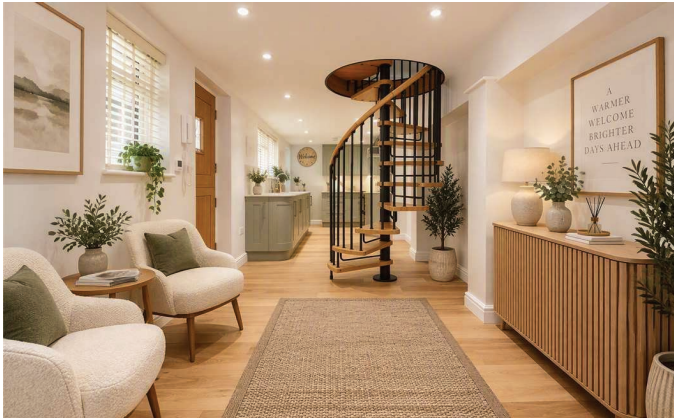
A unique and well presented self contained one bedroom cottage renovated to provide modern and contemporary living space located in central Horsham. The accommodation briefly comprises: a bright spacious reception room with fully fitted high specification kitchen, principle bedroom with an excellent double bed with additional under bed storage the bathroom offers a bath and separate shower cubicle. The property has a secure alarmed inter-com entrance, there is a communal courtyard shared with 2 other properties.

Location

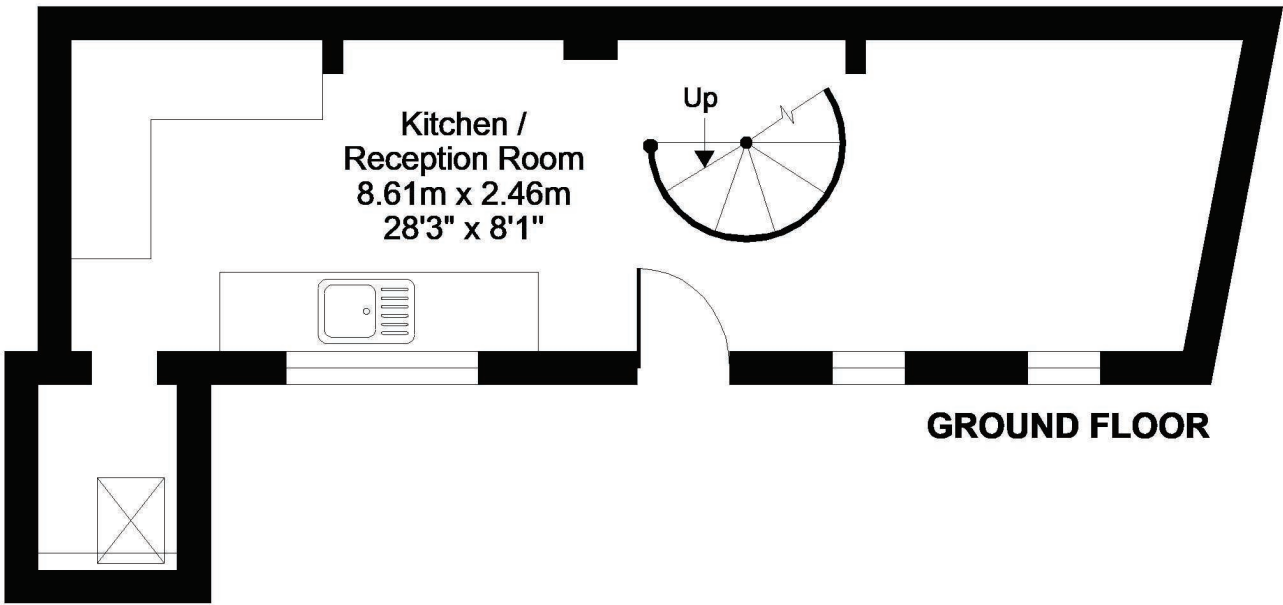
The cottage enjoys a very central position, within immediate access of all amenities including the high street stores, various restaurants and bars, cinema, leisure centre and within a short walk to the mainline railway station

Additional Information

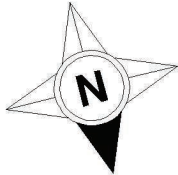
**Some images have been virtually staged*



FIRST FLOOR



GROUND FLOOR



West Street, Horsham, West Sussex, RH12

APPROX. GROSS INTERNAL FLOOR AREA 468 SQ FT 43.4 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		94
B		
C	77	
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		