



Rent: £2,200 pcm

Warnham Road, Horsham, RH12 2QU



Features

- 🌳 Period beams
- 🌳 3 large reception rooms
- 🌳 3 double bedrooms
- 🌳 modern kitchens and bathrooms
- 🌳 ample parking
- 🌳 stunning rear views over nature reserve

For viewings contact

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The Old Coach House, 14 West Pallant,
Chichester, West Sussex, PO19 1TB

🌳 This is a cottage of two halves. The oldest part dates from 1520 and has many period beams and brickwork commensurate with its age. The front of the house is believed to be late Georgian and has rooms of more uniform size. The accommodation comprises an entrance porch, a sitting room with inglenook fireplace, 2 further reception rooms, kitchen, rear lobby with cloakroom, main bedroom with en suite shower room, 2 further double bedrooms and a family bathroom. A garden surrounds the property and there is ample parking space. One of the main features of this cottage are the stunning views over the adjacent lake of the Warnham Nature Reserve. The Mill House is conveniently located near to the A24 which gives good access to London and Gatwick Airport. Horsham Town Centre is about a mile away.



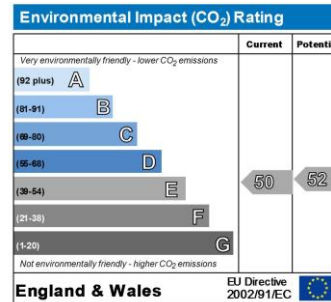
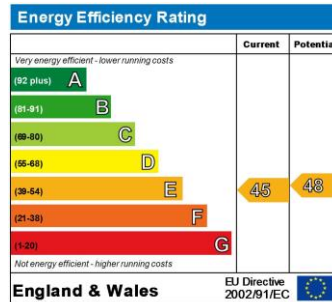
Application and Fees

Holding Deposit - capped at One weeks rent

Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.



EPC Graph



Council Tax

Council Tax Band E

Horsham District Council £2552.91

Rent

£2,200 pcm

Deposit

£2,538

EPC Rating E

Terms

Tod Anstee give notice to anyone reading these particulars that:

- i. The particulars do not constitute part of an offer or agreement or contract; these particulars including text, photographs and plans are for guidance only.
- ii. Prospective purchasers should verify their accuracy for themselves;
- iii. The descriptions provided herein represent the opinion of the author and whilst given in good faith should not be construed as a statement of fact;
- iv. All measurements are approximate and are rounded to the nearest quarter;
- v. Nothing in these particulars shall be deemed a statement that the property is in good working condition or that any services are in working order.