



£1,350 pcm

Spencers Road, Horsham, West Sussex

kw **MARTIN**
LUNDY-LESTER



Spencers Road, Horsham, West Sussex, RH12 2JQ

Tucked away at the head of a cul-de-sac in a popular residential area, this two bedroom ground floor flat has a lawned front garden, plus a private, paved rear garden with French doors leading directly off the lounge. Both bedrooms have built in cupboards, the principle also having a lovely bay window to the front. The lounge has a feature fireplace and plenty of space to relax with family and friends. The compact kitchen has a range of base and wall cupboards and the white bathroom suite is easy to keep clean.

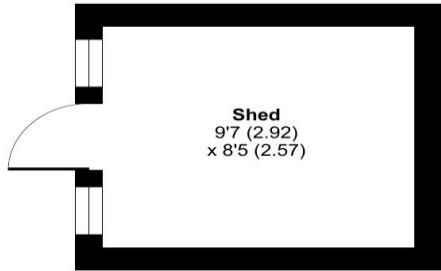
Commuters will appreciate being only 20 minutes walk from the mainline station, with direct routes to London and Gatwick. Families are well served by local schools, including nearby Greenway Junior School and Tanbridge House. All local amenities are within easy reach, including a very wide range of pubs, shops, cafes, takeaways and restaurants. There are plenty of green open spaces close by, plus cinemas, supermarkets, doctors and dentists.



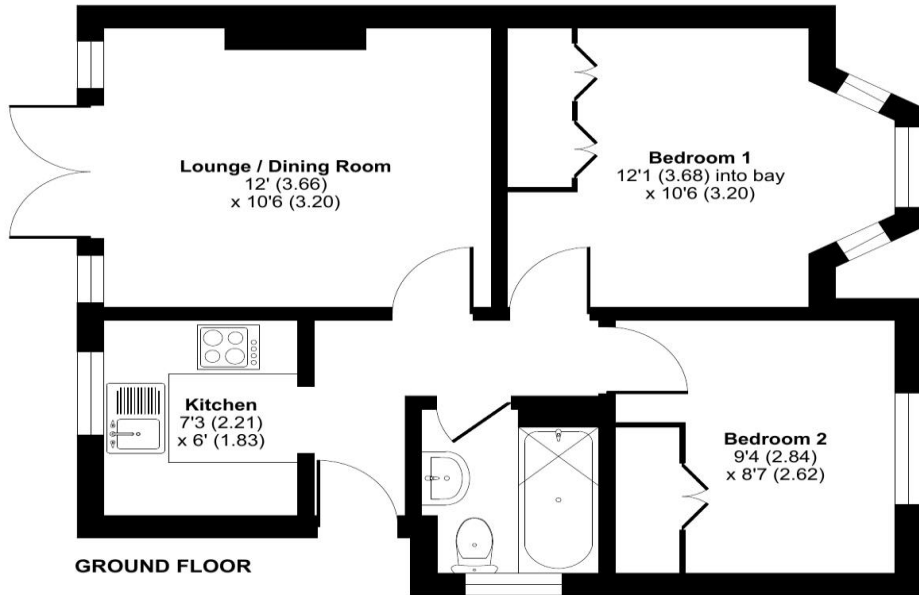


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Approximate Area = 464 sq ft / 43.1 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 545 sq ft / 50.6 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lundy-Lester Ltd. REF: 1227313



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.