



**Ropeland Way, Horsham, RH12 5NZ**  
**£1,900 Per month**

**& LINES**  
*James*



## Ropeland Way, Horsham

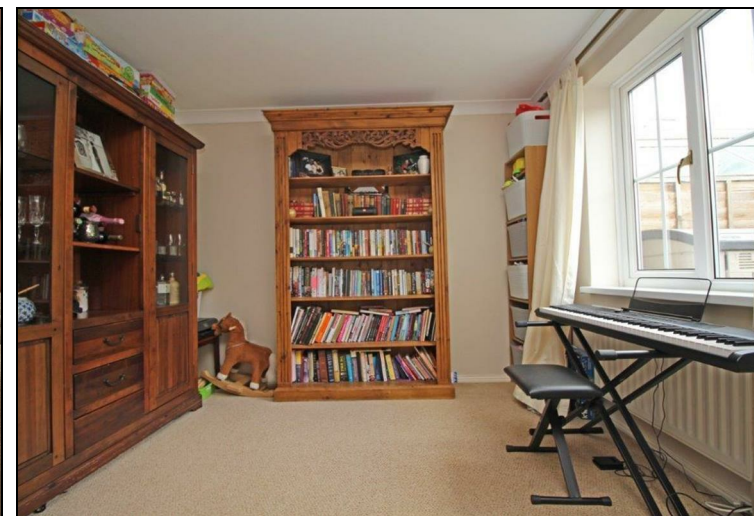
- SEMI DETACHED
- THREE BEDROOMS
- UNFURNISHED
- EPC RATING D
- COUNCIL TAX BAND E
- ENSUITE TO MAIN BEDROOM
- DEPOSIT £2192.30
- 12 MONTHS +
- AVAILABLE MAY

A spacious semi-detached house situated in a popular location, within walking distance of Littlehaven Station and offering easy access to the A264.

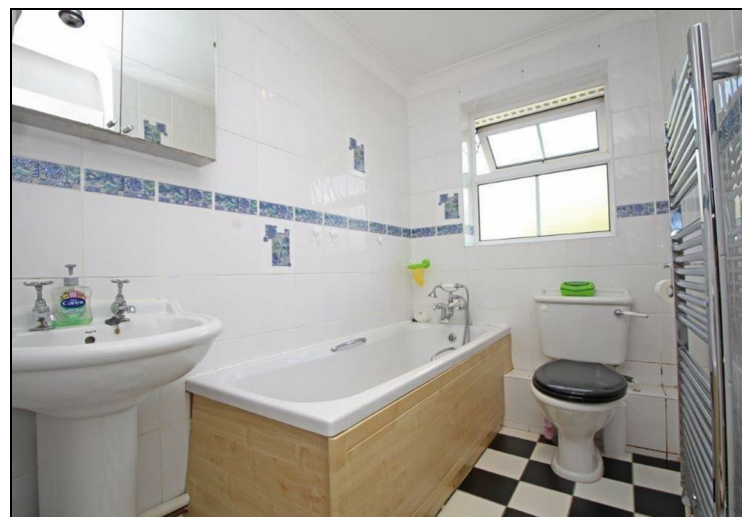
Lines & James are delighted to bring this well presented three bedroom semi-detached family house to the market. The accommodation comprises: Entrance Hall with opening to a family room with useful storage cupboard, cloakroom, modern fitted kitchen which offers space for a breakfast table and opens into a utility area with access to the garden. Spacious lounge/diner with double doors to rear garden. Upstairs the master bedroom features en-suite shower room and fitted wardrobe, there is a further double bedroom with fitted wardrobe, single bedroom and family bathroom.

The rear garden is a good size and is predominately laid to lawn, to the front there is driveway parking for one car. Additional features include gas central heating and double glazing.

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*James*



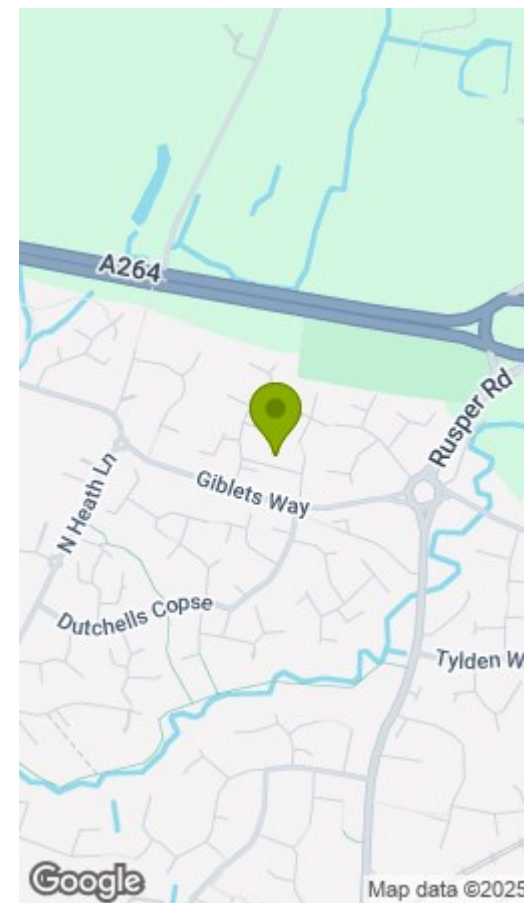
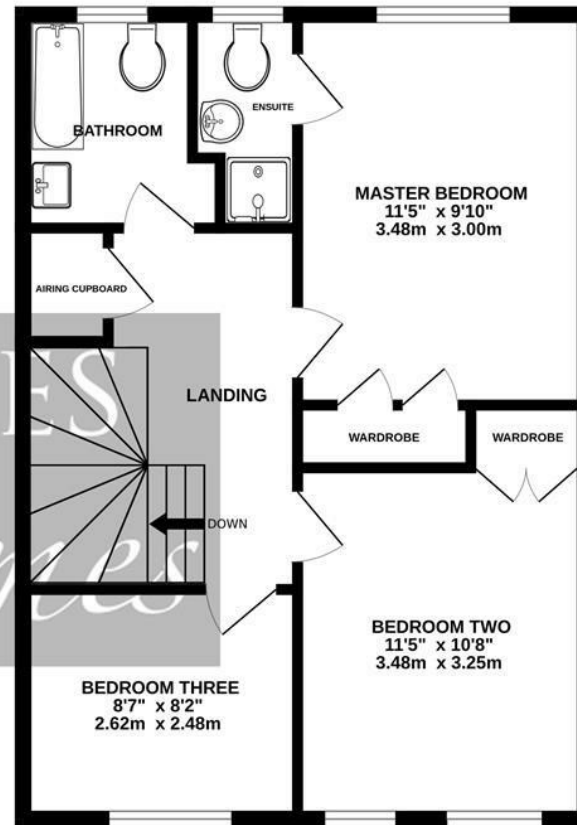
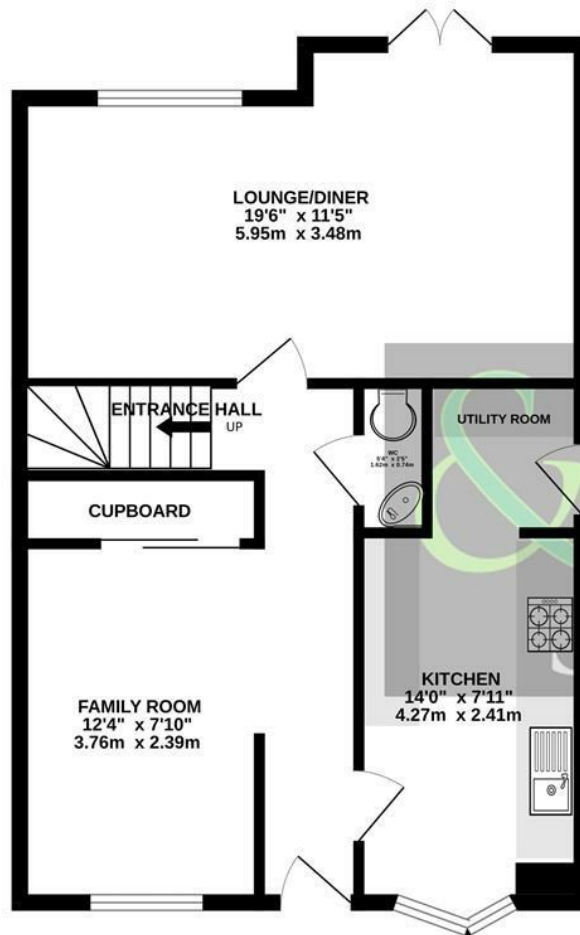






## GROUND FLOOR

## 1ST FLOOR



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
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