

24 Worthing Road, Horsham, West Sussex, RH12 1SL
Tel: 01403 210088
lettings@linesandjames.com
www.linesandjames.com

& LINES
James



114 Beeches Way, Horsham, RH12 0AD
£1,500 Per month

A superb two bedroom modern house situated in the popular Kilnwood Vale development which is located between Horsham and Crawley offering easy access to the the M23 linking Gatwick and the M25.



Lines & James are thrilled to bring this impressive house to the market situated in the popular Kilnwood Vale development which is located off the A264 in Faygate, approximately 3 miles from the thriving towns of Horsham and Crawley both offering a wide range of amenities and facilities. The motorway connections of the M23/25 are in easy reach as is Gatwick airport and Faygate`s own train station. The stylish accommodation comprises: Entrance hall with contemporary wood flooring, cloakroom, open plan living room with fully fitted L-shaped kitchen, the dual aspect reception area features patio doors to the rear garden and under stairs storage. Upstairs the large landing leads to the master bedroom with fitted wardrobes and spacious en-suite shower room, there is a further double bedroom and family bathroom with shower over bath.

Additional features include - parking for two cars, G.C.H and double glazing throughout.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales EU Directive 2002/91/EC		

