



**Tanbridge House Tanbridge Park, Horsham, Sussex RH12 1SH**  
**£1,400 Per month**

**& LINES**  
*James*



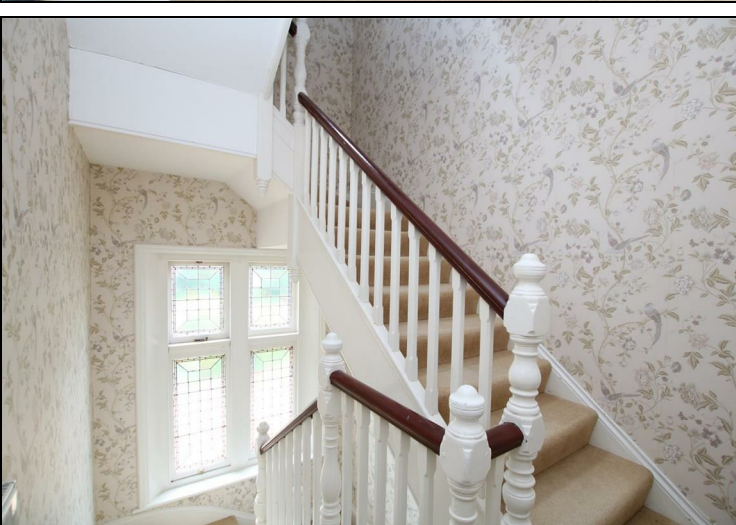
# Tanbridge House Tanbridge Park

- UNIQUE ACCOMMODATION
- TWO BEDROOMS
- PRIME LOCATION
- UNFURNISHED
- TWO PARKING SPACES
- EPC RATING C
- COUNCIL TAX BAND E
- 12 MONTHS +
- DEPOSIT £1615.38
- AVAILABLE AUGUST

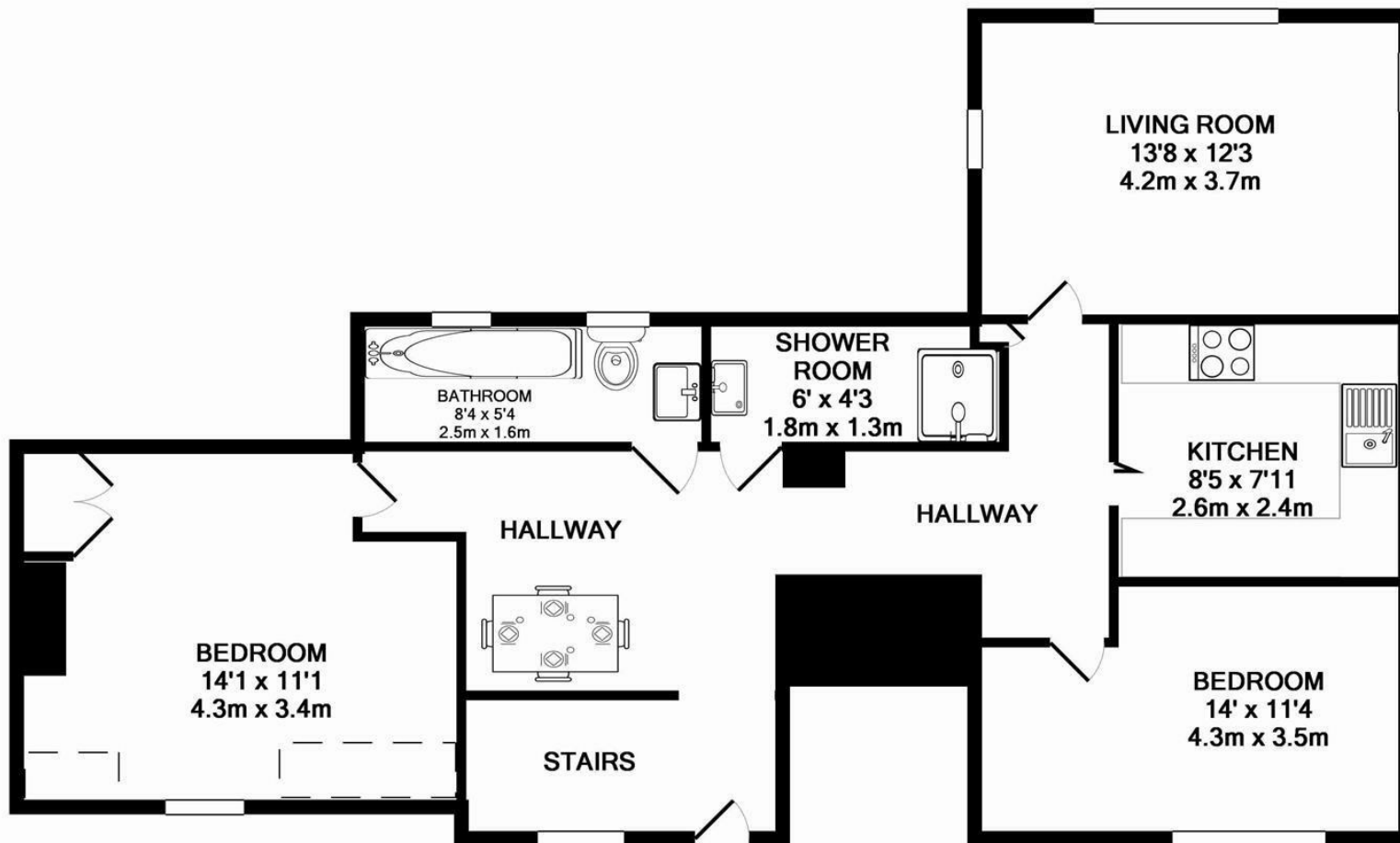
A unique and superb two bedroom, top floor spacious Victorian apartment situated in Tanbridge Park just minutes walk from the town centre and benefits from parking for two cars.

Lines & James are delighted to offer this stunning top floor apartment which benefits from its own private entrance. A grand staircase leads you to spacious accommodation which comprises: Large landing/dining area, fitted kitchen, sitting room, two double bedrooms, bathroom and shower room. The apartment has allocated parking for two cars and is situated in easy walking distance of the town centre.

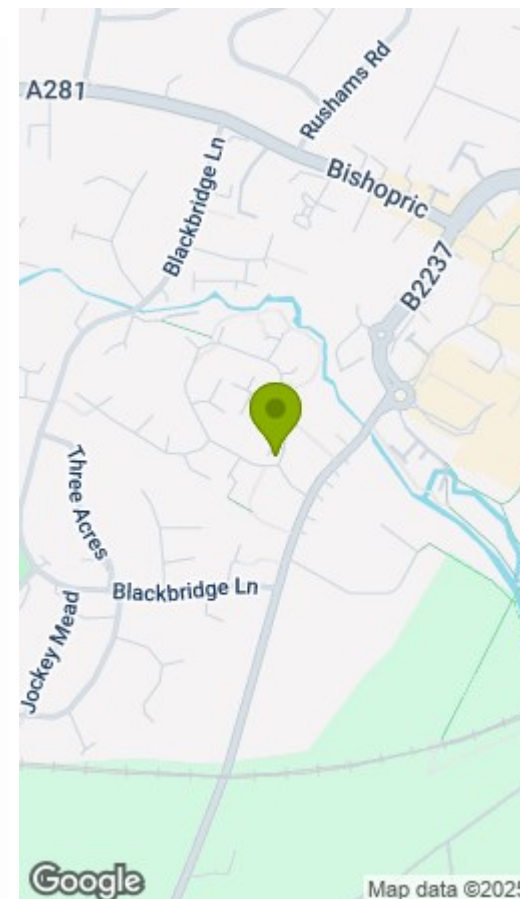








Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement. Made with Metropix ©2015



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b> <b>74</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>59</b> <b>57</b>