



Heydon Way, West Sussex, RH12 3GN
£1,650 PCM

& LINES
James

14 Heydon Way

An impressive two bedroom modern house situated in a popular development in Broadridge Heath with good access to the A264, A281 and A24.

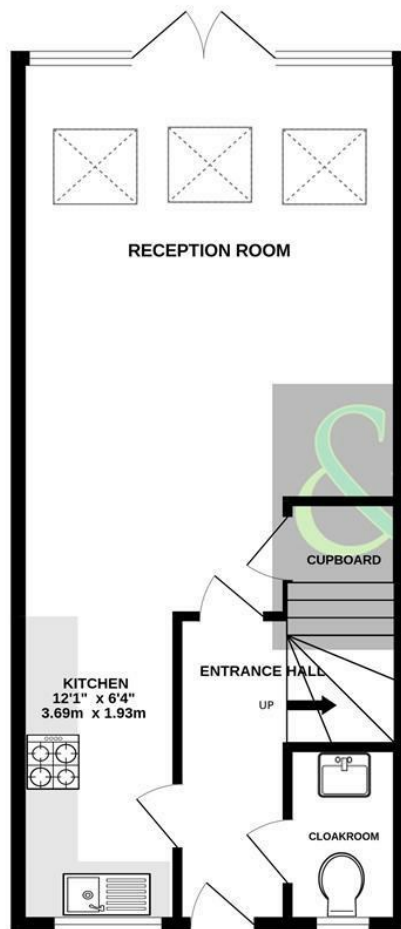
Lines & James are thrilled to bring this superb mid terrace house to the market, situated overlooking a green on the desirable Wickhurst Green development. The property is presented in excellent order with spacious and well appointed accommodation which comprises: Entrance hall, cloakroom, a contemporary fitted kitchen, complete with Smeg integrated appliances which opens into a wonderful lounge/diner featuring modern wood flooring with generous storage cupboard. Skylights, patio doors with full length windows either side creates an abundance of natural light and really adds to the style of this room. Upstairs the main bedroom benefits from fitted wardrobes, with sliding mirrored doors spanning the width of the room. The second bedroom is also a good sized double with fitted wardrobes and cupboard housing the water cylinder. The bathroom is fitted in a white suite with shower over bath and features inset shelving.

The rear garden is easy to maintain with a patio area and shed for storage. A pathway leads to the parking area where two spaces are allocated to the property. The property is fully double glazed with gas central heating to radiators.

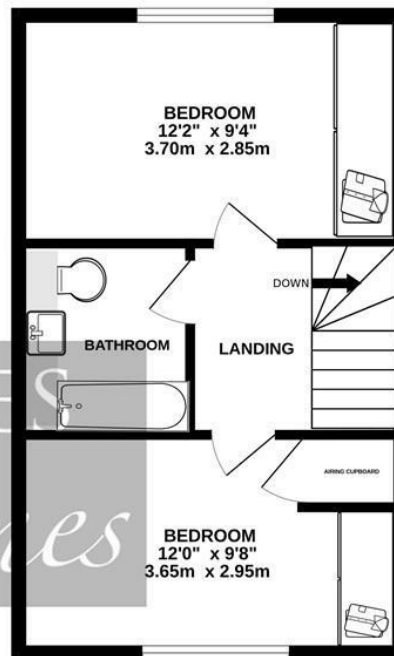
- MODERN TERRACED HOUSE
- TWO BEDROOMS
- POPULAR LOCATION
- UNFURNISHED
- EPC RATING B
- COUNCIL TAX BAND C
- 12 MONTHS
- DEPOSIT £1903.84
- AVAILABLE JANUARY



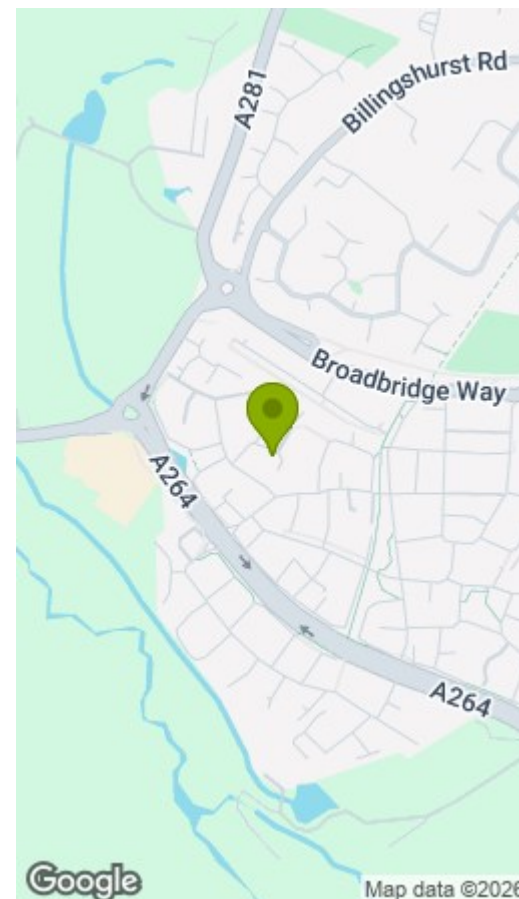
GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 93 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |



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

