



Winnet Way, West Sussex, RH13 9TD
£1,950 PCM

& LINES
James

1 Winnet Way

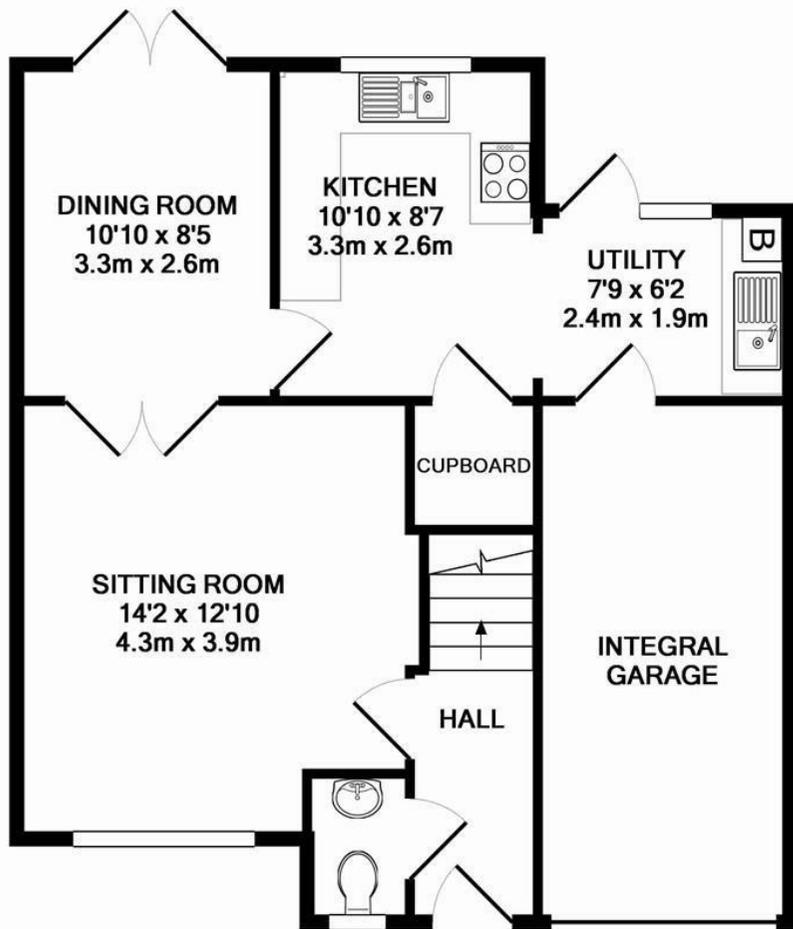
A freshly decorated three bedroom detached family house situated in the popular village of Southwater.

Full Description

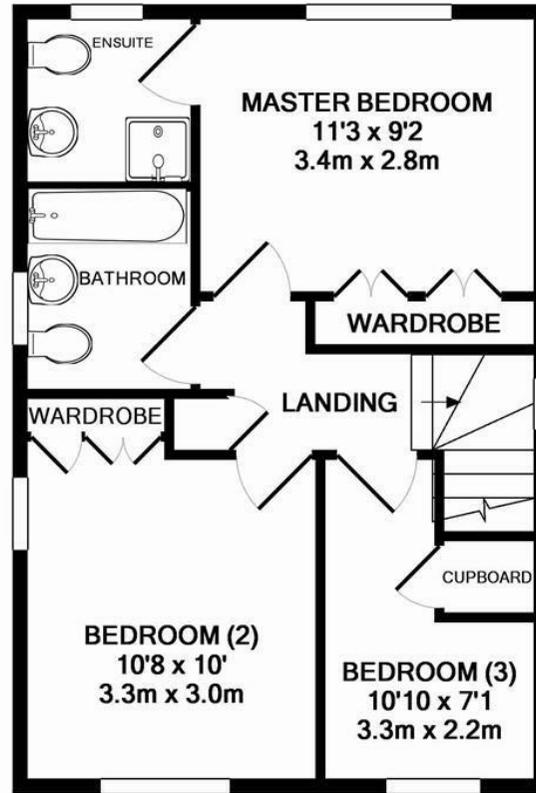
Lines & James are pleased to market this three bedroom detached family home in central Southwater which is presented in good order throughout with accommodation comprising; Entrance hall, cloakroom, Lounge with double doors leading to a dining room featuring patio doors to the enclosed rear garden. Fitted kitchen, separate utility and integral garage with power and light. On the first floor the main bedroom benefits from fitted wardrobes and newly fitted en-suite shower room, second double bedroom with fitted wardrobes, L-shaped third bedroom with store cupboard and family bathroom. The property has both garage and driveway parking; there is additional storage space in the garage loft.

- DETACHED
- THREE BEDROOMS
- FRESHLY DECORATED
- GARAGE AND DRIVEWAY
- UNFURNISHED
- EPC RATING D
- COUNCIL TAX BAND E
- 12 MONTHS +
- DEPOSIT £2250.00
- AVAILABLE NOW

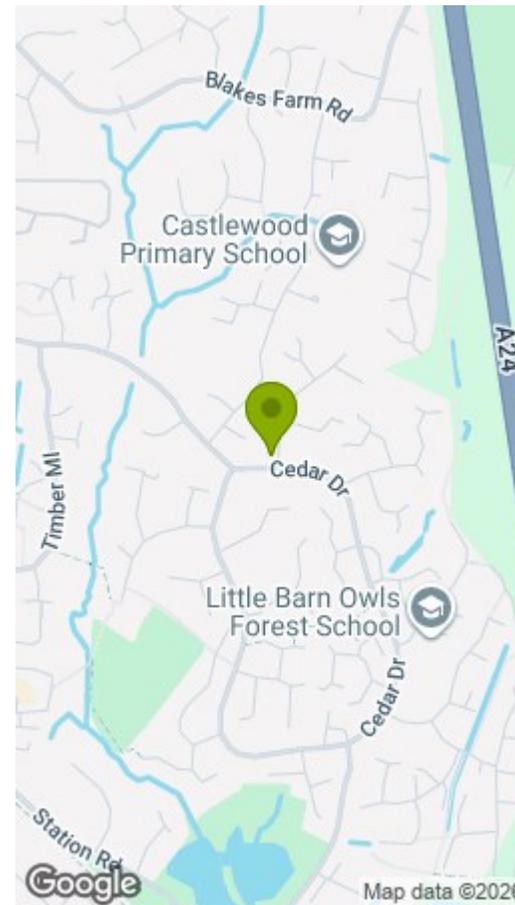




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(12 plus) A
(81-91) B			(11-91) B
(69-80) C			(9-80) C
(55-68) D			(5-68) D
(39-54) E			(3-54) 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
		65	68
England & Wales	EU Directive 2002/91/EC	82	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. Made with Metropix ©2015



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