



**Hurst Park, Horsham, West Sussex RH12 2JA**  
**£1,500 PCM**

**& LINES**  
*James*

# 11 Hurst Park

A well presented spacious two bedroom first floor apartment situated in a gated development within close proximity to the mainline station.

Lines & James are pleased to bring this modern two bedroom apartment to the market, the apartment is situated in a gated development conveniently located within minutes walk of the mainline station and park with the town centre also easily access on foot. The spacious accommodation comprises: Entrance hall with storage cupboard and airing cupboard, lounge/diner featuring stylish wood flooring, bay window and open plan kitchen with integrated appliances, dual aspect master bedroom with fitted wardrobe and en-suite shower room, further double bedroom and bathroom. The property benefits from underfloor electric heating throughout the apartment, double glazing throughout and one allocated parking space.

## Kitchen Area

10'5" x 9'2" (3.20 x 2.81)

## Living area

19'10" x 13'5" (6.07 x 4.10)

## Main bedroom

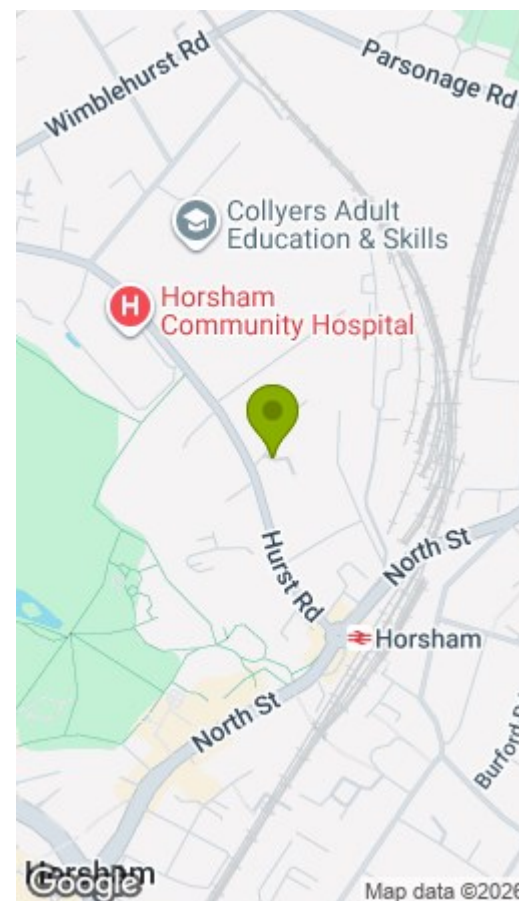
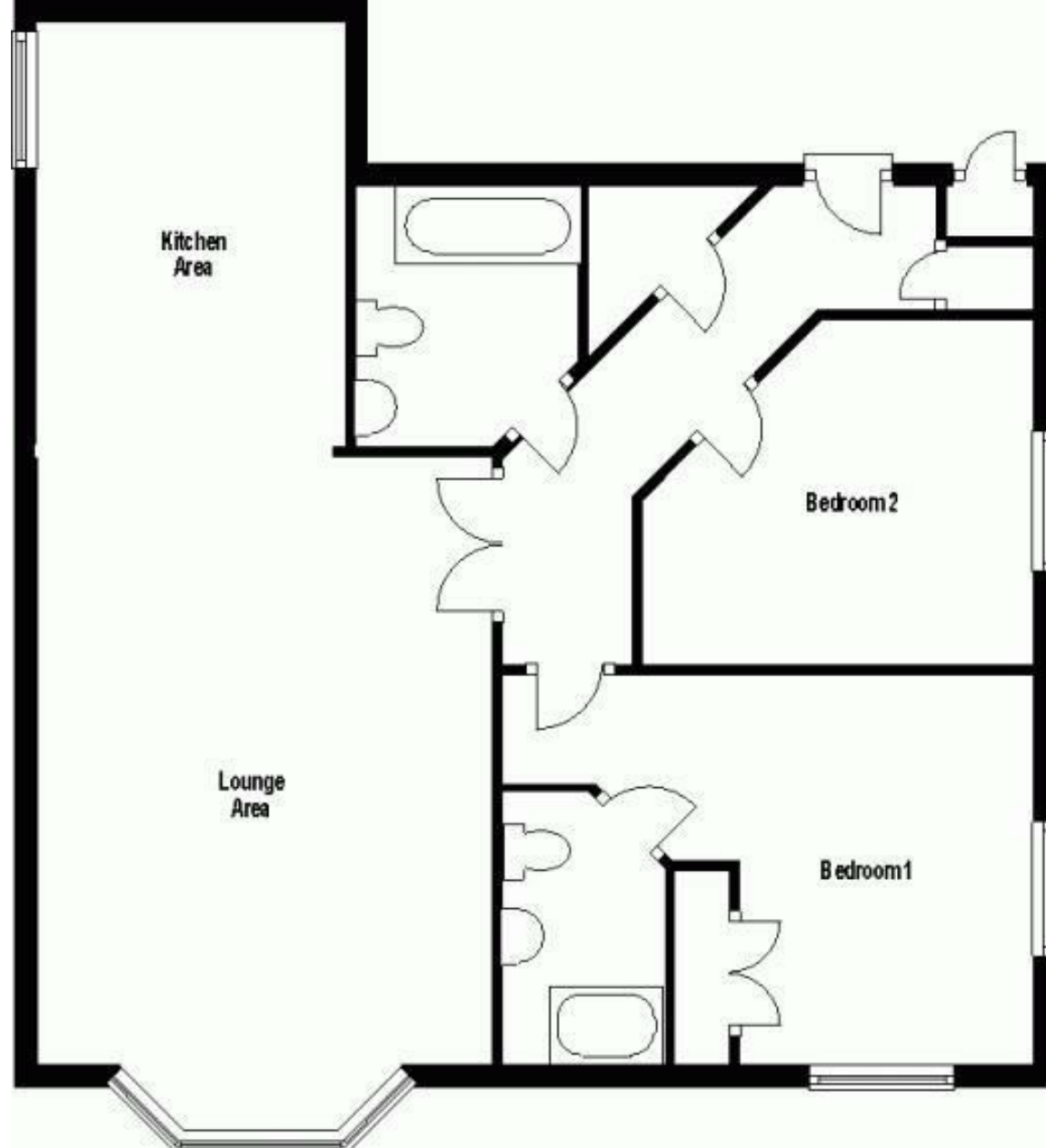
11'4" x 8'3" extending to 15'8" ( 3.47 x 2.54 extending to 4.78 )

## Second Bedroom

10'3" x 11'9" (3.13 x 3.60)

- APARTMENT
- GREAT LOCATION
- TWO BEDROOMS
- UNFURNISHED
- ONE PARKING SPACE
- COUNCIL TAX BAND D
- EPC RATING C
- 12 MONTHS +
- DEPOSIT £1730.76
- AVAILABLE APRIL





| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |                         |           |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential                                      |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |                                                | (12 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |                                                | (11-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |                                                | (10-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |                                                | (9-58) <b>D</b>                                                 |                         |           |
| (39-54) <b>E</b>                            |                         |                                                | (8-54) <b>E</b>                                                 |                         |           |
| (21-38) <b>F</b>                            |                         |                                                | (7-38) <b>F</b>                                                 |                         |           |
| (1-20) <b>G</b>                             |                         |                                                | (6-20) <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 |           |



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