



**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

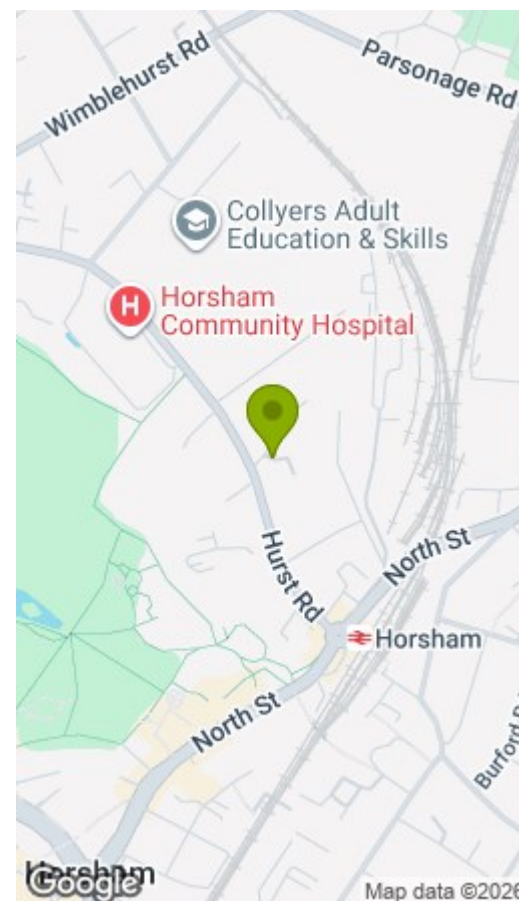
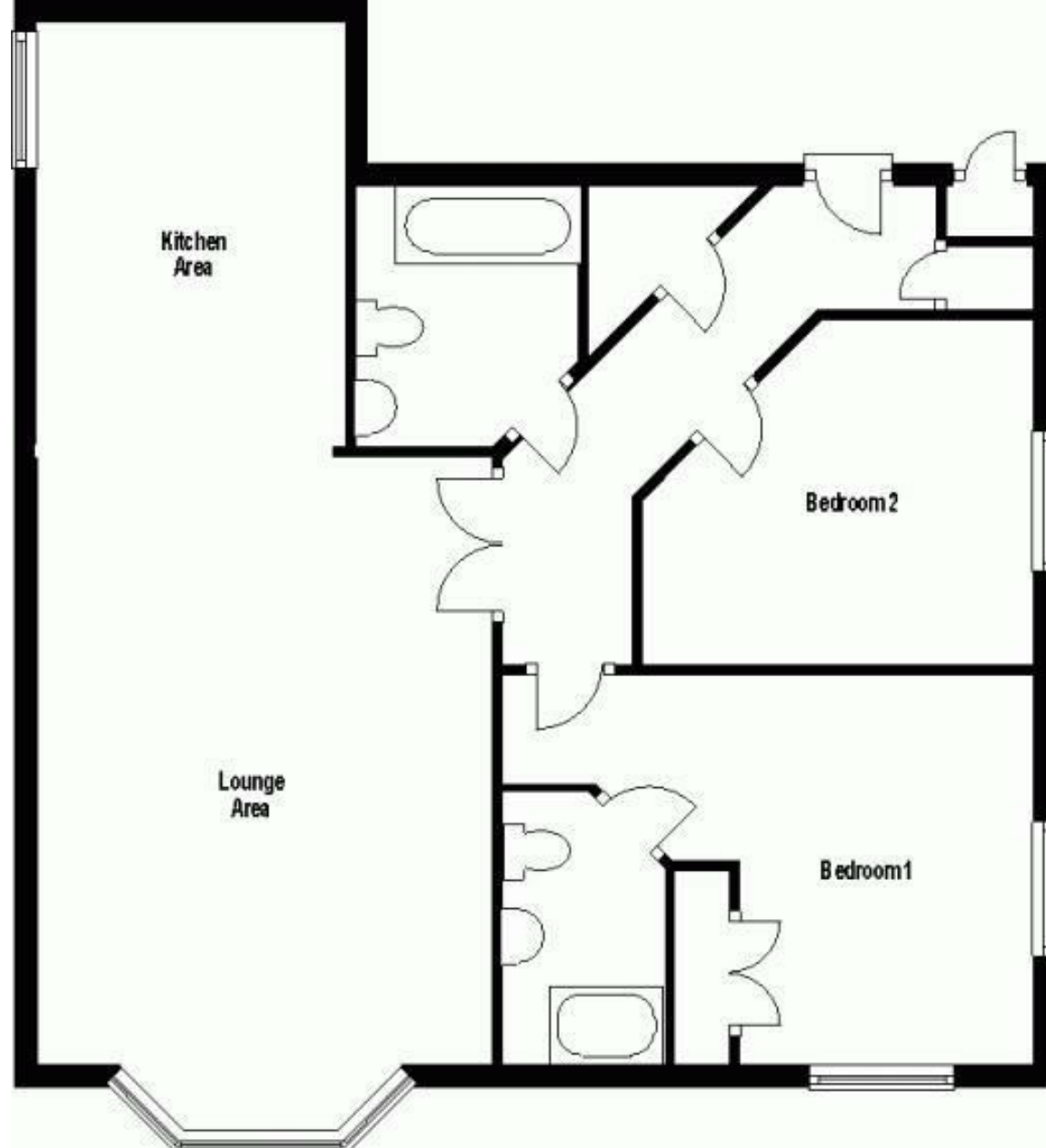
11'4" x 8'3" extending to 15'8" ( 3.47 x 2.54 extending to 4.78 )

## 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 SEPTEMBER





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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