



**Wilbury House, Horsham, West Sussex RH13 5UQ**  
**£1,500 PCM**

**& LINES**  
*James*

# Wilbury House, Horsham

- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- GREAT LOCATION
- WELL PRESENTED
- ALLOCATED PARKING
- EPC RATING B
- COUNCIL TAX BAND C
- 12 MONTHS +
- DEPOSIT £1730.76
- AVAILABLE MAY

Bespoke two bedroom second floor apartment situated in an impressive development in close proximity of the town centre and main line station.

Lines & James are thrilled to bring this stylish first floor two bedroom apartment to the market. The apartment is situated within a modern development off Queensway which is within walking distance of the town centre, mainline train station and open countryside. The accommodation is presented to a high standard providing all the comforts of modern living and comprises: Entrance hall with storage cupboard, open plan living area with German Hacker kitchen, integrated appliances and door onto the balcony, the master bedroom also has access to the balcony and features fitted wardrobes and en-suite. A further double bedroom benefits from fitted floor to ceiling wardrobes and a contemporary Italian family bathroom with shower over bath completes this accommodation.

Additional benefits include gas central heating with digital thermostats, video entry phone system and allocated covered parking for one car.



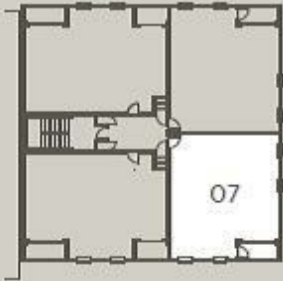


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WILBURY HOUSE  
RH13 5AD

SECOND FLOOR

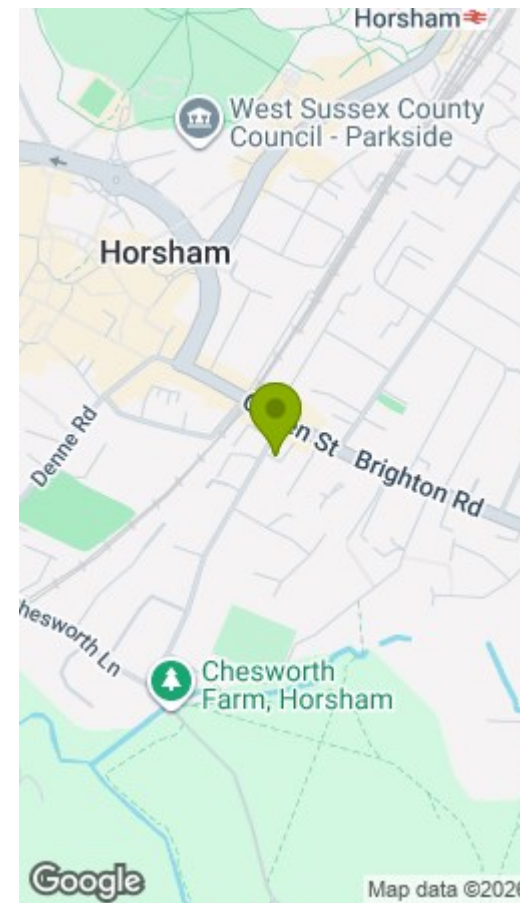


APARTMENT TYPE C  
Apartment 07: Second floor



2 Bedrooms  
774 sqft

All floor plans are an illustration for guidance only. Details within it may change. Any areas or measurements quoted are approximate only. Please ask your sales advisor about any of these details at the time of purchase and they will advise you of any changes.



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) A			(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 <sub>2</sub> emissions		
EU Directive 2002/91/EC	86	86	EU Directive 2002/91/EC	89	89
England & Wales			England & Wales		



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