



**Flat 1 Sterling Buildings, Horsham, West Sussex RH12 1QU**  
**£1,350 PCM**

**& LINES**  
*James*

# Flat 1 Sterling Buildings

A spacious two bedroom town centre maisonette with accommodation arranged over two floors.

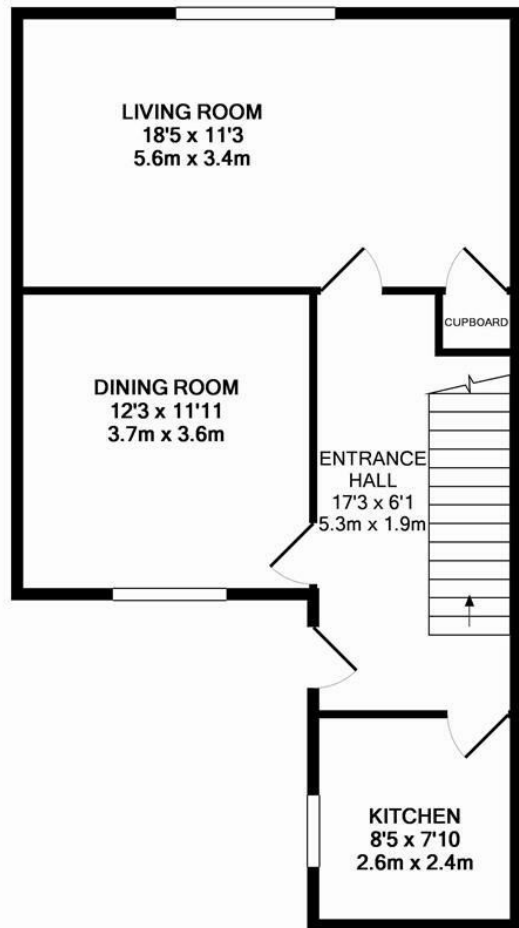
## Full Description

Lines & James are pleased to offer to the market this two bedroom split level maisonette in the heart of the town centre. The accommodation comprises; Fitted kitchen with appliances, large dining room and a bright and spacious lounge with large sash windows overlooking the Carfax. On the first floor is the master bedroom, further double bedroom and family bathroom with shower over bath.

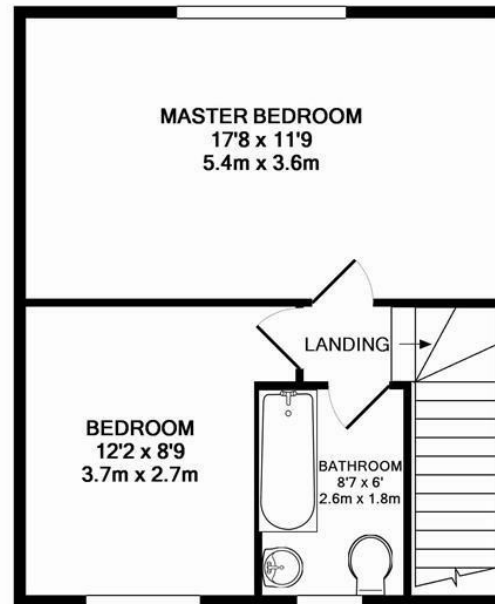


- TWO BEDROOMS
- MAISONETTE
- TWO RECEPTION ROOMS
- SPACIOUS
- EPC RATING E
- COUNCIL TAX BAND C
- 12 MONTHS +
- DEPOSIT £1557.00
- AVAILABLE NOW





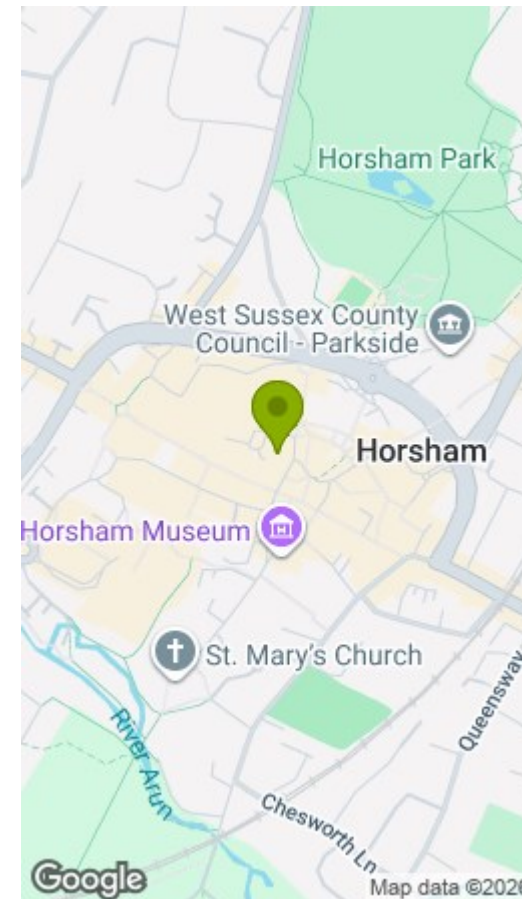
GROUND FLOOR  
APPROX. FLOOR  
AREA 584 SQ.FT.  
(54.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1049 SQ.FT. (97.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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>			(12 plus) <b>A</b>
(81-91) <b>B</b>			(11-91) <b>B</b>
(69-80) <b>C</b>		77	(10-80) <b>C</b>
(55-68) <b>D</b>			(9-54) <b>D</b>
(39-54) <b>E</b>	42		(8-34) <b>E</b>
(21-38) <b>F</b>			(7-28) <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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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