



Cissbury Close, West Sussex, West Sussex RH12 5JT
£1,250 PCM

& LINES
James

28 Cissbury Close

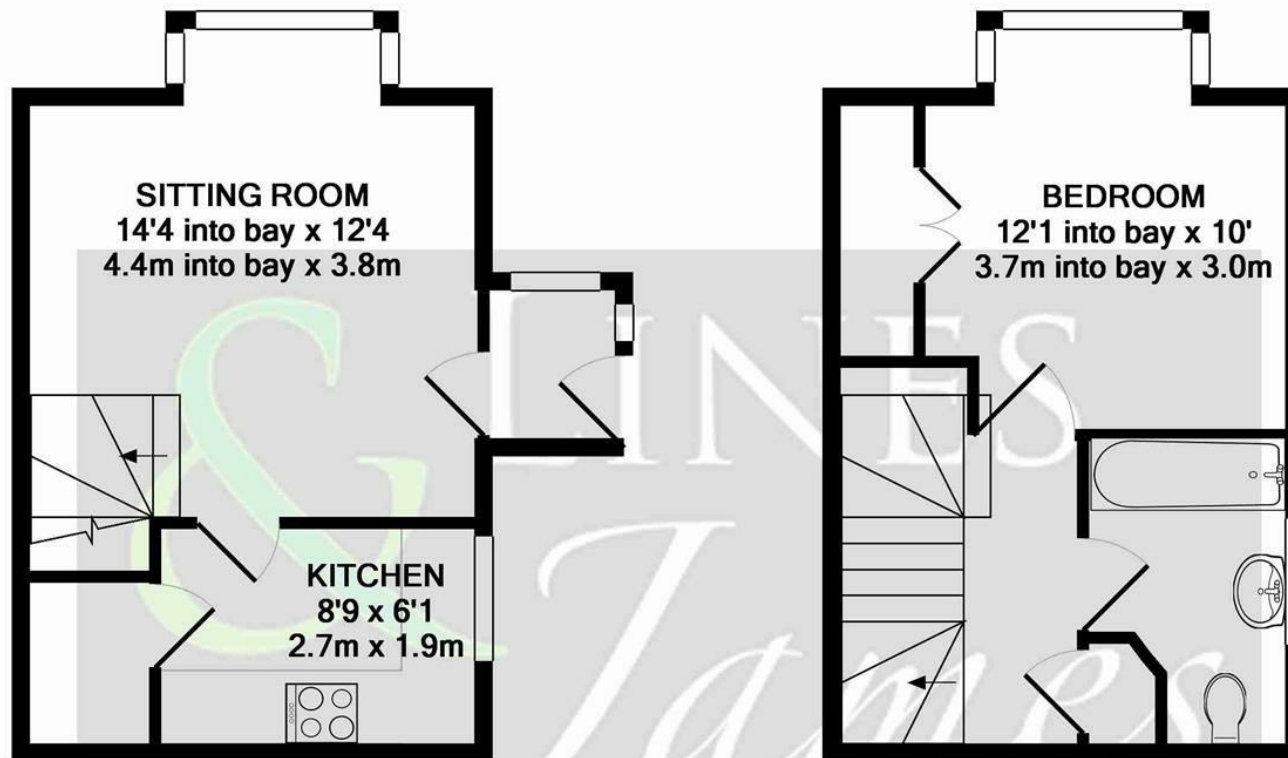
A well presented one bedroom house with private garden and parking for two cars, situated in a cul-de-sac on the North side of town within walking distance of Littlehaven station

Lines & James are delighted to bring this one bedroom house to the market. The property is tucked away in a popular cul-de-sac on the north side of town within walking distance of Littlehaven station and offering good access to the A264. The accommodation is presented in good order and comprises: Entrance porch, living room featuring bay window and laminate wood flooring, stylish kitchen, spacious double bedroom with vaulted ceiling, bay window and fitted wardrobes, modern bathroom with electric shower over bath. The property also benefits from G.C.H and double glazing throughout.

Outside there is an good sized rear garden with patio and allocated parking for two cars.



- HOUSE
- GOOD LOCATION
- ONE BEDROOM
- UNFURNISHED
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- EPC RATING D
- 12 MONTHS +
- DEPOSIT £1442.00
- AVAILABLE 1ST AUGUST

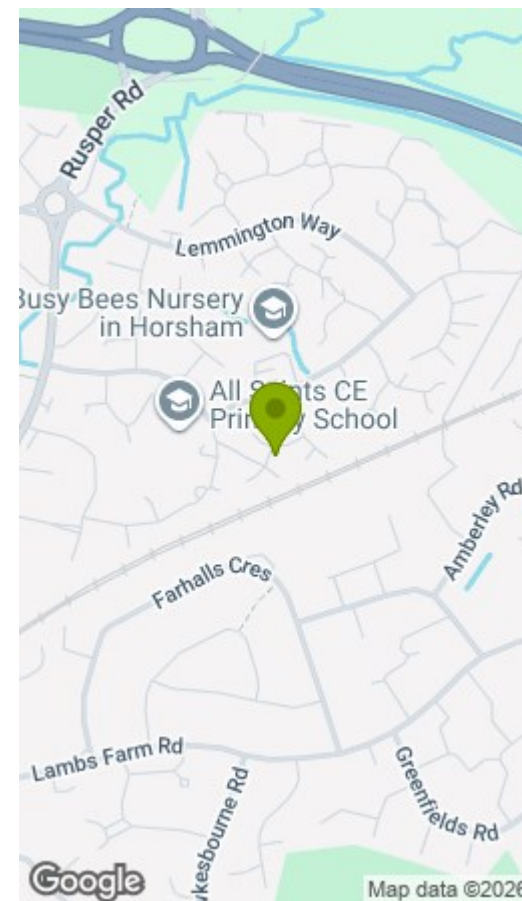


GROUND FLOOR
APPROX. FLOOR
AREA 248 SQ.FT.
(23.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A	65	8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	63
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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