



**Harborough Drive, Pulborough, West Sussex RH20 2PN**  
**£1,700 PCM**

**& LINES**  
*James*

# Belmont Harborough Drive

A very well presented two bedroom detached bungalow situated on a private road in the popular village of West Chillington

Lines & James are thrilled to bring this rarely available detached bungalow to the market. The property is presented in good order with accommodation comprises; Entrance hall, reception room featuring a fireplace with gas fire and bay window. Stylish dual aspect kitchen/diner with access to the rear garden, main bedroom with built in wardrobes and bay window, further second bedroom also with a built in wardrobe. Bathroom with shower over bath. The rear garden is a good size and is predominantly laid to lawn, with two patio area and access to the rear of the garden via a personal door.

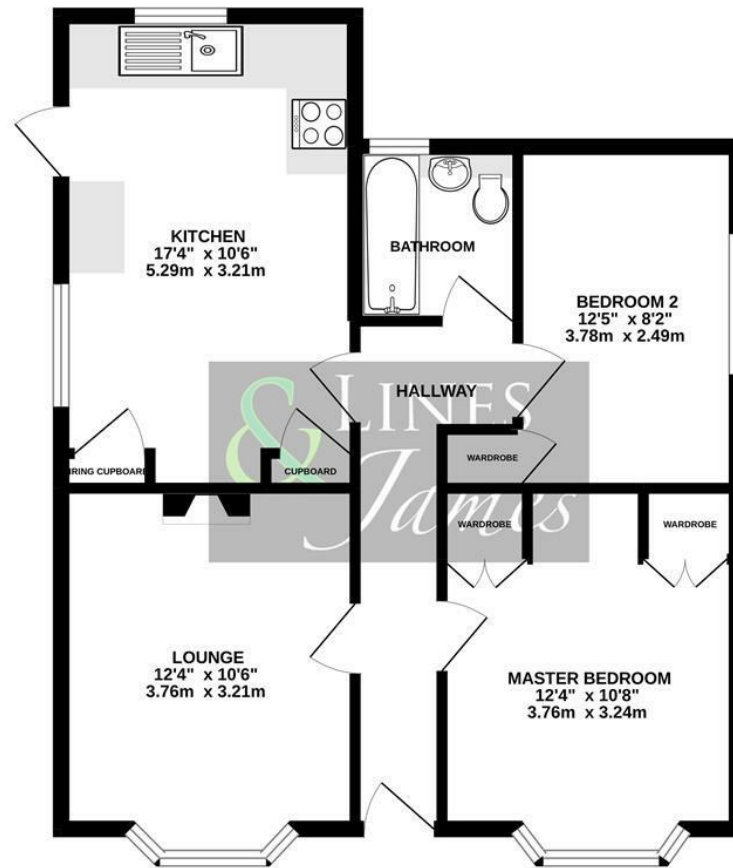
Additional features include double glazing throughout, gas central heating and garage. Occasional gardener to be included.



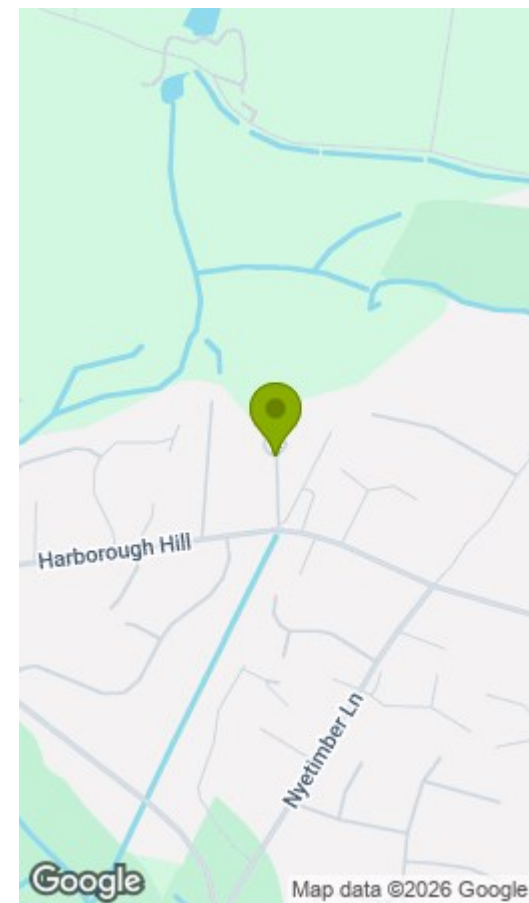
- DETACHED BUNGALOW
- QUIET LOCATION
- TWO BEDROOMS
- UNFURNISHED
- EPC RATING C
- COUNCIL TAX BAND E
- GARDEN & DRIVEWAY
- DEPOSIT £1961.00
- 12 MONTHS +
- AVAILABLE SEPTEMBER



# GROUND FLOOR



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                    |         | 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) <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>                            |         |                                                | (9-54) <b>D</b>                                                 |         |                         |
| (39-54) <b>E</b>                            |         |                                                | (8-34) <b>E</b>                                                 |         |                         |
| (21-38) <b>F</b>                            |         |                                                | (7-28) <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 |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC                        | <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |



24 Worthing Road, Horsham, West Sussex, RH12 1SL,  
Tel: 01403 210088  
lettings@linesandjames.com  
www.linesandjames.com

