



Kings Road, West Sussex, RH13 5PP
£1,050 PCM

& LINES
James

55 Kings Road

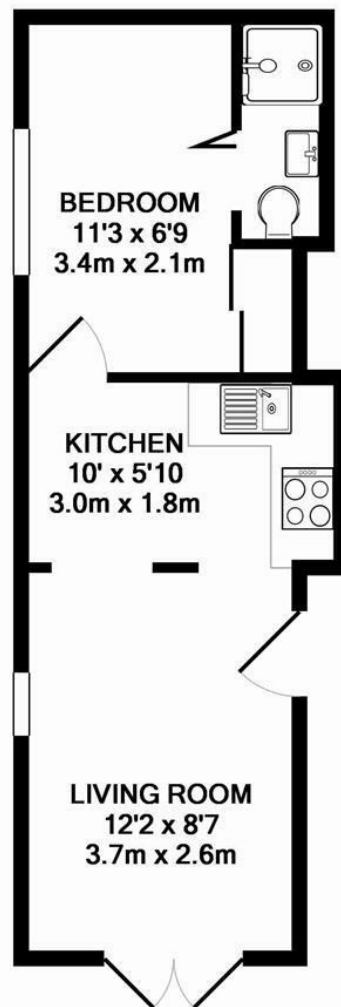
A delightful one bedroom ground floor maisonette with direct access to a communal garden located in walking distance of the station and town centre.

Lines & James are pleased to bring to the market this superb one bedroom maisonette within walking distance of the train station and town centre. The unique accommodation which is in the process of being redecorated and will have some new flooring comprises : Sitting room with wood flooring and double doors on to the attractive communal gardens, fitted kitchen with appliances, double bedroom with built in wardrobe and en-suite wet room with underfloor heating.

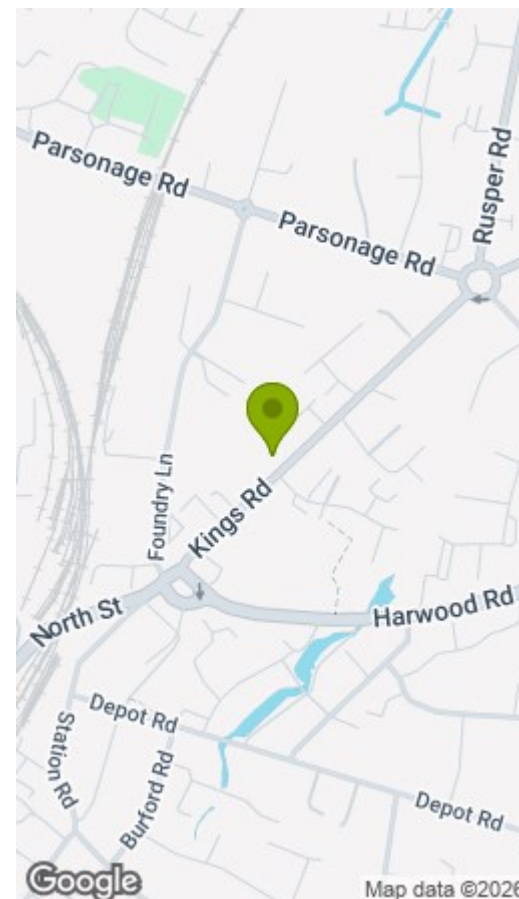
Additional features include gas central heating and allocated parking for one car. This maisonette is the only property with direct access out onto the communal gardens.

- ONE BEDROOM
- GROUND FLOOR MAISONETTE
- GOOD LOCATION
- PARKING
- DIRECT ACCESS TO COMMUNAL GARDEN
- EPC RATING C
- COUNCIL TAX BAND B
- 12 MONTH +
- DEPOSIT £1211
- AVAAILABLE OCTOBER





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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs Very environmentally friendly - lower CO₂ emissions			
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs Not environmentally friendly - higher CO₂ emissions			
68	73	73	79
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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