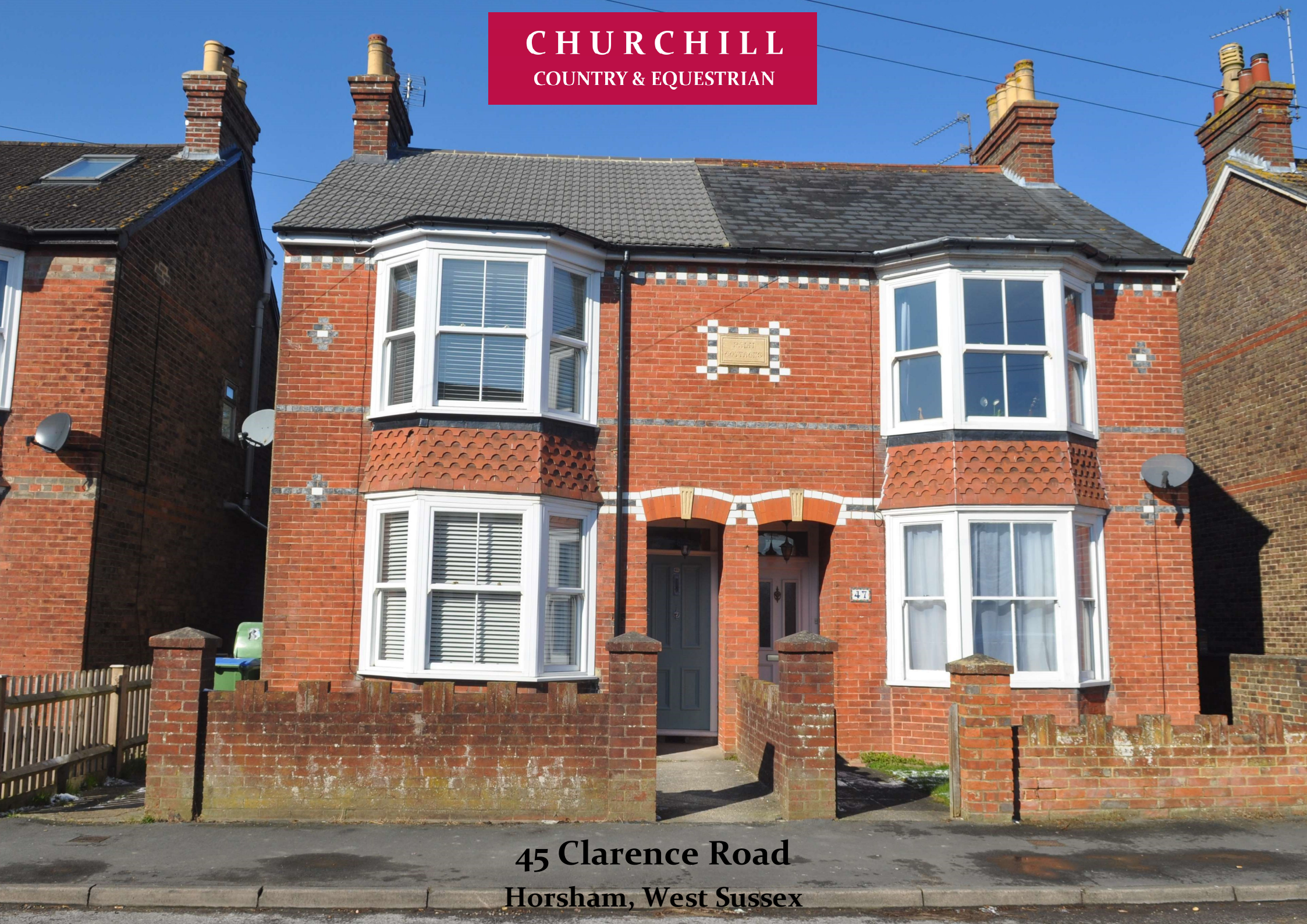


CHURCHILL
COUNTRY & EQUESTRIAN



45 Clarence Road
Horsham, West Sussex

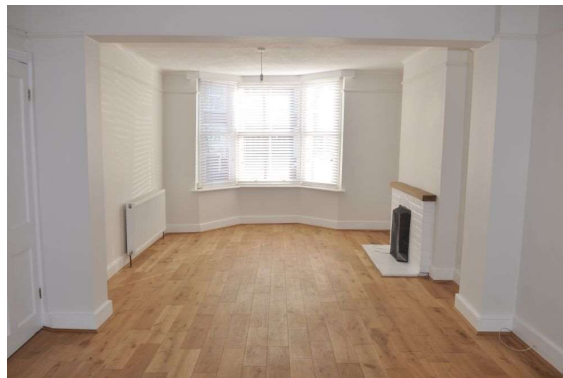
45 Clarence Road, Horsham, West Sussex, RH13 5SJ · Monthly Rental of £1,400

Available to rent, a beautifully presented 3 bedroom semi-detached property which has been completely refurbished and decorated throughout. The property is conveniently located within a few minutes' walk of Horsham mainline station and Horsham Town Centre which offers a wide range of shops, restaurants, leisure centre and schools.

The entrance hall leads through to a spacious, open plan living/dining room with two feature fireplaces, large bay window and wooden floors throughout. This leads through to the fully fitted, brand new kitchen with a range of built in appliances (Fridge/freezer, oven & hob) and plenty of cupboard space. A door leads through from the kitchen to the downstairs, modern bathroom with a bath and overhead shower. The garden is accessed from the rear lobby area, and there is also a side gate to access the garden from the front of the property.

Upstairs there are three good sized bedrooms, the master bedroom in particular is extremely spacious with a large bay window overlooking the front of the property. There is also a fabulous, modern shower room with a double shower & WC. Outside, there is a small patio area and lovely garden to the rear of the property, and a small walled garden to the front.

Available now, long term rental. EPC E. Fees apply, please ask the agent for details.



Viewing strictly by appointment through the Landlord's Sole Agents

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.