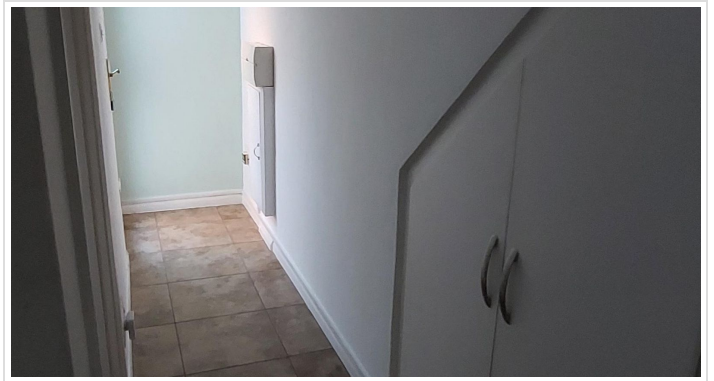


1 Bed Flat In York Close , Horsham, RH13 5PH

£1,175 Monthly



SHORT DESCRIPTION

Property Ref: 16112 A charming purpose built one bedroom ground floor flat set in a peaceful leafy Horsham location surrounded by beautifully maintained communal lawns and benefiting from its own private front door. Inside is a welcoming hallway leading to a stylish modern bathroom featuring a crisp white suite with bath and overhead shower. The property also boasts a generous double bedroom with a large window and new black out blinds. Includes a built-in wardrobe and ample additional storage. The heart of the

home is a bright and spacious 16ft lounge diner perfect for both relaxing and entertaining. This flows seamlessly into a contemporary fitted kitchen. The kitchen comes fully equipped with an integrated electric oven and hob along with integrated dishwasher freestanding washing machine and fridge freezer. Tastefully decorated throughout the flat offers excellent storage including a practical under-stairs cupboard. Ideally located and just a 10 minute walk to the mainline station and close to picturesque woodland walks and local amenities. Within easy reach of Horsham town centre. Excellent transport links include the A264 A24 M23 and Gatwick airport. Additional benefits include double glazing throughout. Economy 7 electric storage heating and hot water tank. Allocated parking and an EPC rating of D 63. A wonderful opportunity to enjoy comfort convenience and tranquil surroundings in one attractive home. Viewings Friday 9th October 2026 10am to 1pm. *Earliest available from Tuesday 20th October 2026 but flexible through to Sunday 1st November as a tenancy start date* Property Type: Flat Full Renting price: £1175.00 Pricing Options: Fixed Price Tenure: 12 month Council tax band: B EPC rating: D Measurement:398.265 sq.ft. Outside Space: Communal Garden Parking: Communal Heating Type: Night Storage -----

1

Bed Room(s)

1

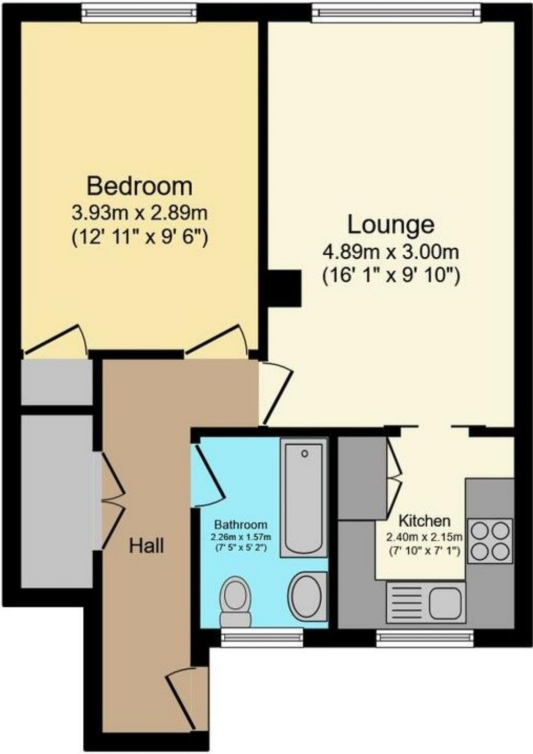
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	37 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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