

{ THE PARTICULARS

Roffey Park Colgate RH12

£1,250 Per Month
Unfurnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

Features

- Private Country Estate location, - Country Views, - Communal Gardens, - EPC Exemption - Grade II Listed

Council Tax

Council Tax Band C

Hamptons
64 West Street
Horsham, RH12 1PL
01403 254877
horshamlettings@hamptons.co.uk
www.hamptons.co.uk

{ A 1 BEDROOM MEWS HOUSE IN PRIVATE COUNTRY ESTATE LOCATION.

The Property

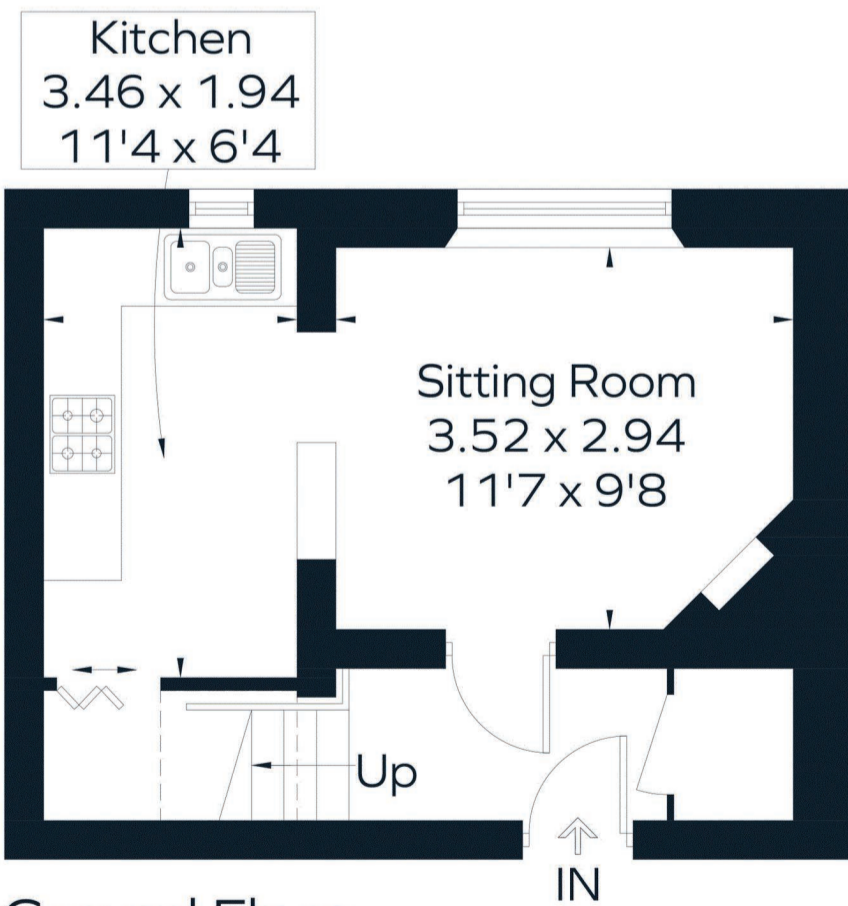
A Rare opportunity to rent this 1 bedroom Mews House in Roffey Park. The Mews House is situated in a Courtyard with it's own entrance, the living room has wood burner and opens up to the fully fitted kitchen with breakfast bar. The first floor has the bathroom and bedroom with fitted wardrobes, high ceilings, feature fireplace and views over the communal gardens.

Location


Roffey Park is approached via a long gravel drive bordering the park like grounds which extend to approximately 19 acres. Formal grass areas extend from the main house and lead to a Victorian walled garden and woodland area which has been opened up and now offers beautiful walks for the enjoyment of the residents. Two separate parking areas screened from the main house have been allocated for full use of the residents.

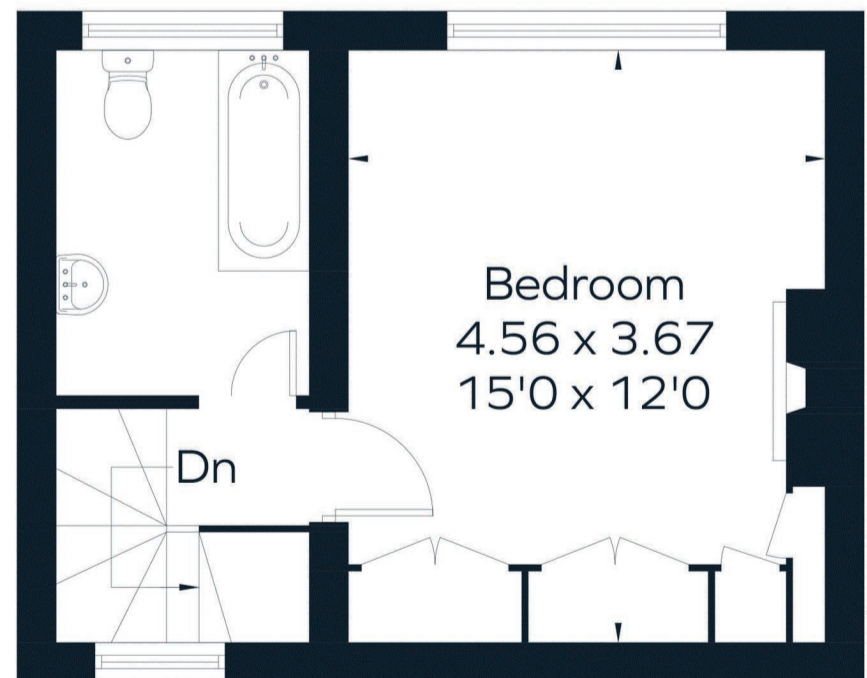


Approximate Floor Area = 52.8 sq m / 568 sq ft



Ground Floor

 = Reduced head height below 1.5m



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75926

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating

EPC Pending