



THE PARTICULARS

Timms Close Horsham RH12

£2,350 Per Month
Unfurnished

-  3 Bedrooms
-  2 Bathrooms
-  1 Reception

Features

- Immaculately Presented, - Close To Local Amenities & Transport Links, - Double Glazed, - 2 Allocated Parking Spaces, - No Pets

Council Tax

Council Tax Band E

Hamptons
64 West Street
Horsham, RH12 1PL
01403 254877
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AN IMMACULATELY PRESENTED HOME.

The Property

This immaculate 3 bedroom property offers well planned accommodation. The ground floor offers a spacious entrance hall, cloakroom, dual aspect reception room with doors out to the garden. The kitchen/breakfast room is fully fitted with integrated appliances and room for a table and chairs. The garden can be accessed via the kitchen. The first floor offers a principle bedroom with modern en-suite shower room, there are 2 further well proportioned bedrooms and family bathroom.

Outside

There are 2 parking spaces, 1 to the front of the house and another at the rear of the house which is accessed via a gate in the rear garden. The garden is sunny and low maintenance.

Location

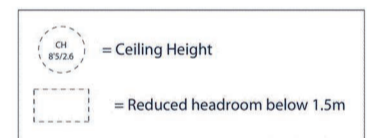
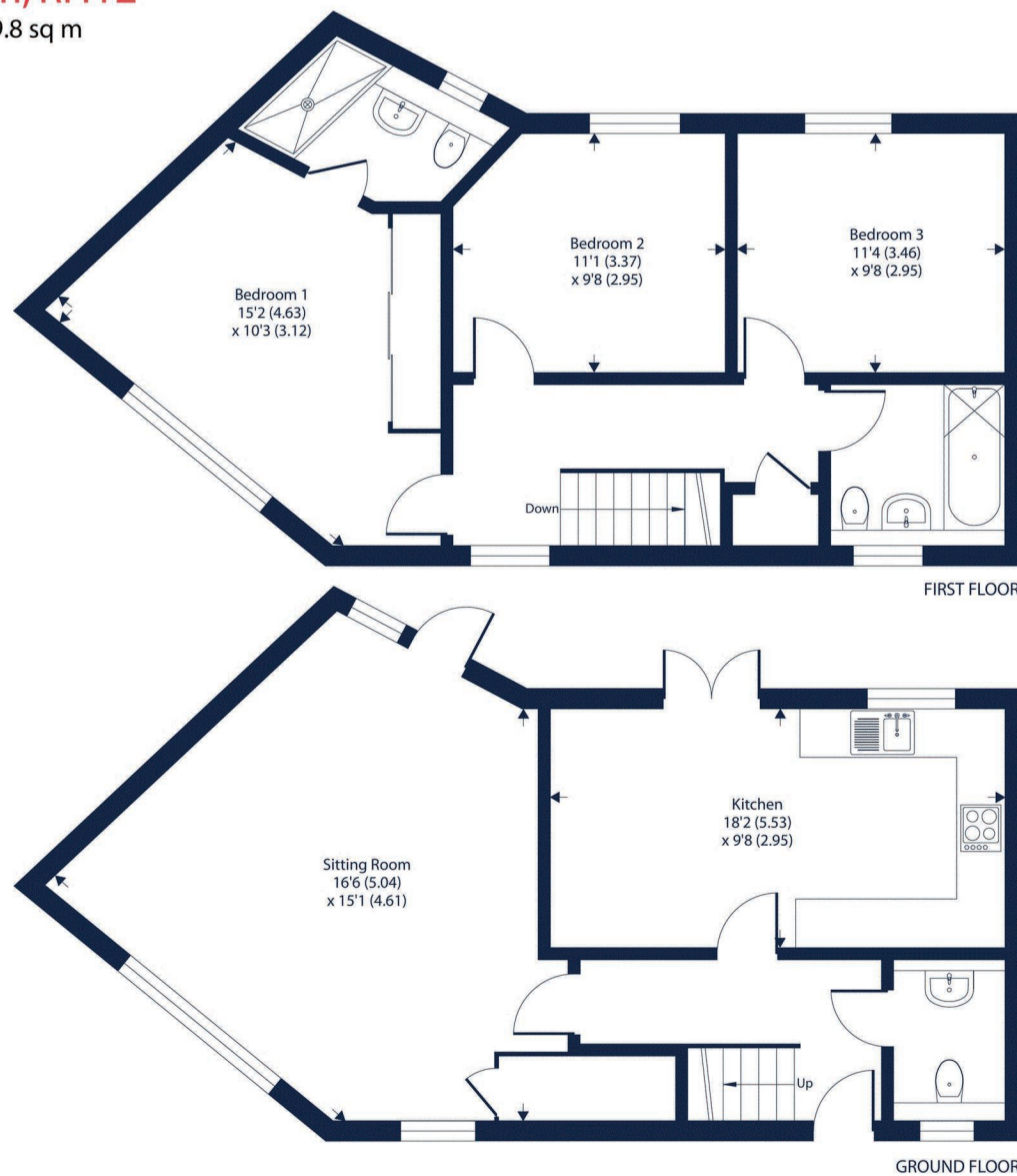
Timms Close is situated in an extremely popular area to the north of Horsham with good access to the town centre and the A264 which leads to the A23/A24. The excellent North Heath Primary school lies to the south and Holbrook Primary school to the North, Horsham also offers superb state secondary schools including Millais, Tanbridge and Forest. Rail access for London (Victoria) is either by Littlehaven Station or from Horsham main line station. Horsham town centre offers an excellent range of shopping and entertainment facilities as well as a number of recreational facilities and a swimming pool.



Timms Close, Horsham, RH12

Approximate Area = 1182 sq ft / 109.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hamptons. REF: 1320750

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		Current	Potential
Very energy efficient (lower rating costs)	A		94
	B	84	
	C		
	D		
	E		
	F		
Not energy efficient (higher rating costs)	G		
England & Wales		EU Directive 2002/91/EC	