

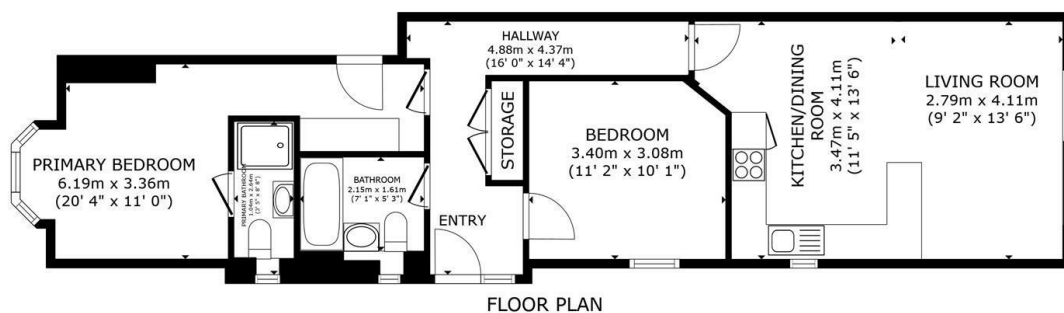


2 DAIRY COURT, CLARENCE ROAD HORSHAM

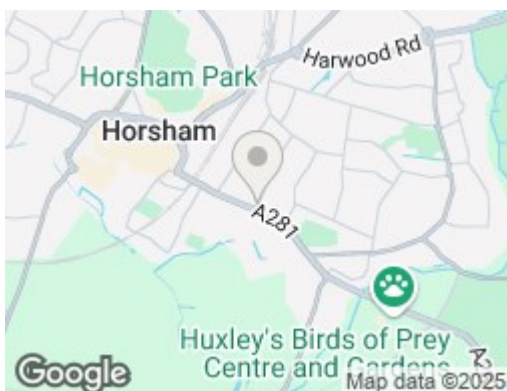
£375,000
LEASEHOLD - SHARE
OF FREEHOLD

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- MASTER BEDROOM WITH BUILT IN WARDROBE AND ENSUITE SHOWER ROOM
- MODERN FITTED BATHROOM WITH SHOWER OVER THE BATH
- PRIVATE DRIVEWAY FOR UP TO TWO CARS
- OPEN PLAN LOUNGE WITH DOORS TO PRIVATE ENCLOSED GARDEN
- MODERN OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
- UNDERFLOOR HEATING THROUGHOUT
- LONG LEASE LENGTH AND SHARE OF FREEHOLD





GROSS INTERNAL AREA
FLOOR PLAN 68.9 m² (742 sq.ft.)
TOTAL : 68.9 m² (742 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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