



**61 EARLES MEADOW**  
HORSHAM, RH12 4HR

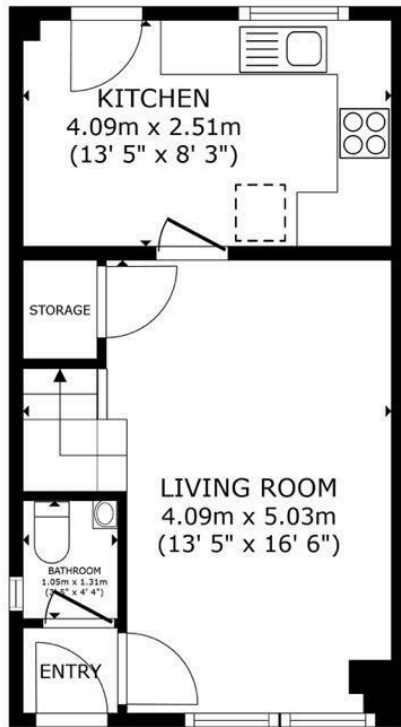
**£470,000**  
**FREEHOLD**

Elton's are delighted to present this three double bedroom link-detached property with driveway and garage.

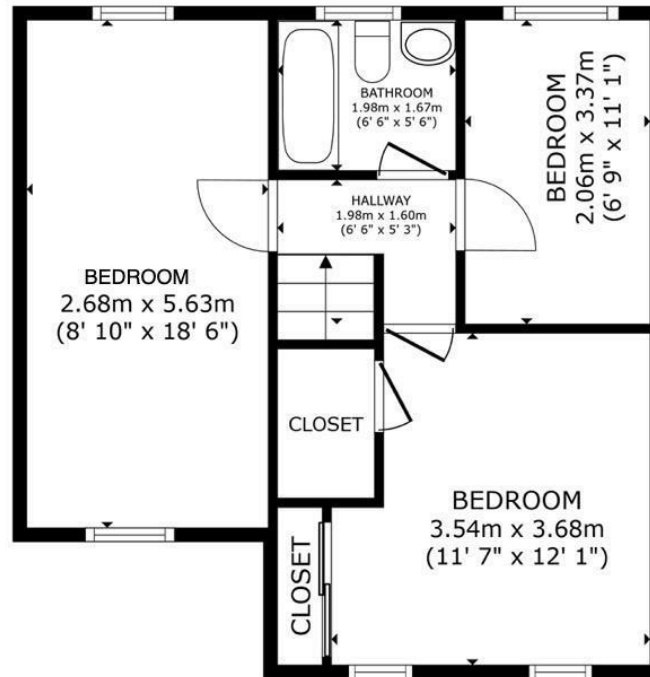
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FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA  
FLOOR 1 31.5 m<sup>2</sup> (339 sq.ft.) FLOOR 2 45.3 m<sup>2</sup> (488 sq.ft.)  
TOTAL : 76.8 m<sup>2</sup> (826 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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