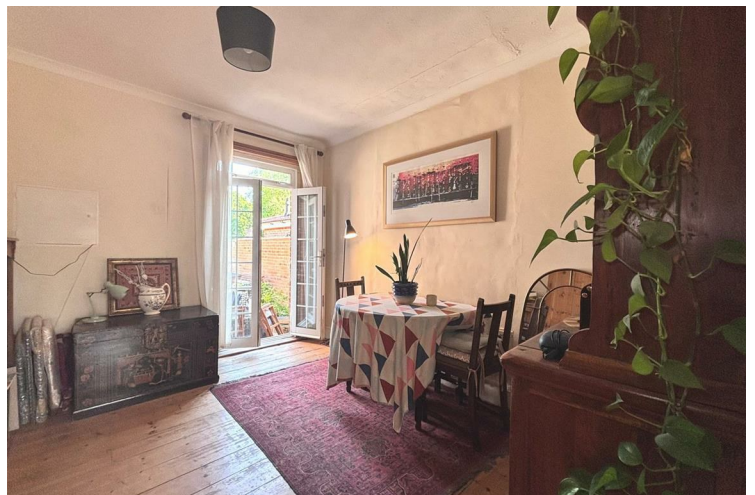


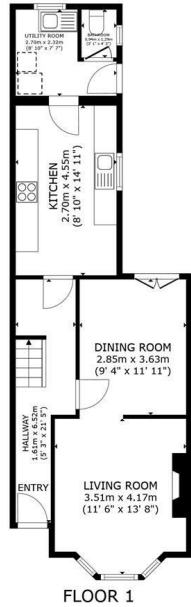


104 CLARENCE ROAD HORSHAM

£565,000
FREEHOLD

- THREE BEDROOM CHARACTER SEMI-DETACHED PROPERTY
- 2ND RECEPTION ROOM OFFERING DINING OR STUDY
- BATHROOM WITH SHOWER OVER BATH
- KITCHEN WITH SEPARATE LAUNDRY ROOM
- GOOD SIZED REAR GARDEN
- SPACIOUS LOUNGE WITH BAY WINDOW AND OPEN FIREPLACE
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY FOR TWO CARS





ELTONS
Estate Agents



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 53.0 m² (570 sq.ft.) FLOOR 2 46.7 m² (503 sq.ft.)
TOTAL: 99.7 m² (1,073 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		55
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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