

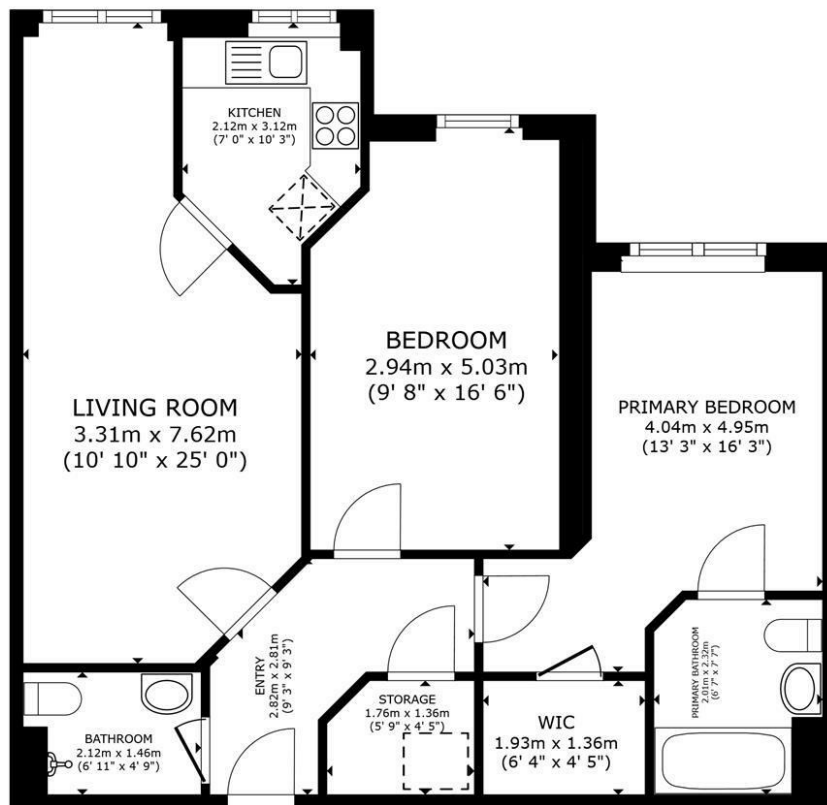


## 28 CLARENCE COURT, BRIGHTON ROAD HORSHAM

£310,000  
LEASEHOLD

- **\*\*NO ONWARD CHAIN\*\***
- MODERN FITTED KITCHEN
- FURTHER WET ROOM STYLE SHOWER ROOM
- ON-SITE MANAGER DURING THE DAY
- RESPONSE PULL CORDS
- TWO DOUBLE BEDROOM RETIREMENT APARTMENT
- MASTER BEDROOM WITH EN-SUITE BATHROOM AND WALK IN WARDROBE
- COMMUNAL LAUNDRY ROOM WITH AMPLE WASHING MACHINES AND DRYERS
- COMMUNAL GARDENS





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 76.1 m<sup>2</sup> (819 sq.ft.)  
TOTAL : 76.1 m<sup>2</sup> (819 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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