

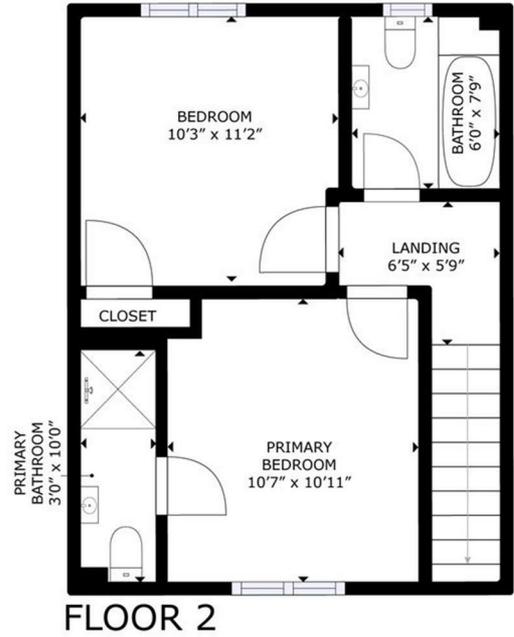
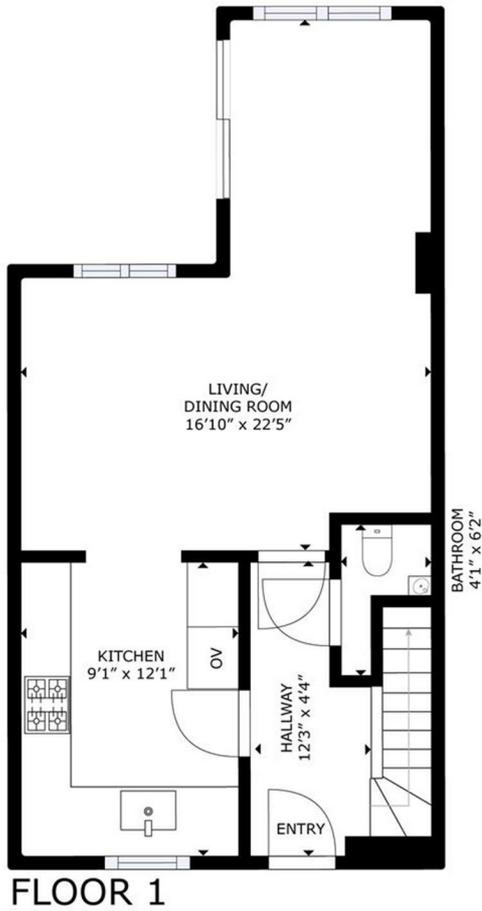


## 3 NEW STREET HORSHAM

£425,000  
FREEHOLD

- TWO DOUBLE BEDROOM TERRACE HOUSE
- MODERN FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- PRIVATE REAR GARDEN
- OPEN PLAN LOUNGE/DINER WITH PATIO DOORS TO REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- MODERN FITTED BATHROOM WITH POWER SHOWER OVER BATH
- ONE ALLOCATED PARKING SPACE





GROSS INTERNAL AREA  
 FLOOR 1: 852 sq. ft, FLOOR 2: 690 sq. ft  
 TOTAL: 852 sq. ft

GROSS INTERNAL AREA  
 FLOOR 1: 852 sq. ft, FLOOR 2: 690 sq. ft  
 TOTAL: 852 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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

**Eltons Estate Agents Horsham** 01403 299 771  
 13 - 15 Queen Street sales@eltons.co.uk  
 Horsham eltons.co.uk  
 West Sussex  
 RH13 5AA

**ELTONS**  
 Estate Agents