

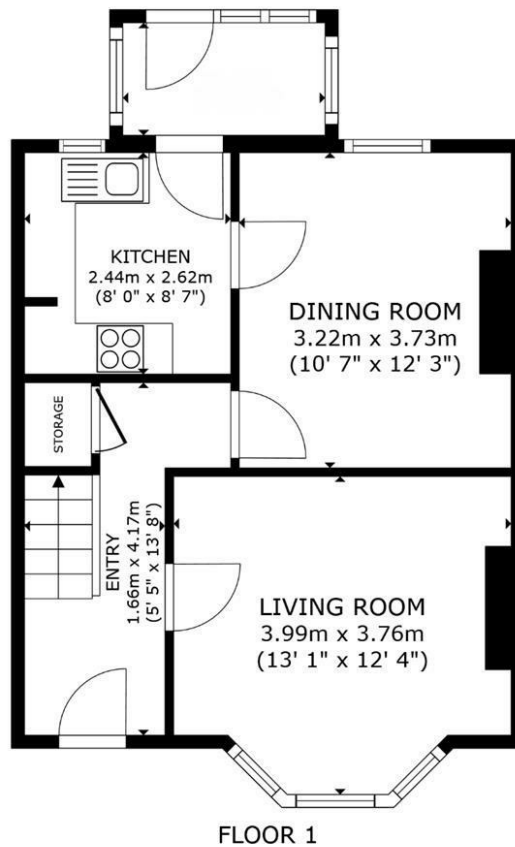


3 KEMPSHOTT ROAD HORSHAM

£515,000
FREEHOLD

- THREE BEDROOM VICTORIAN SEMI DETACHED HOUSE
- FITTED KITCHEN WITH ACCESS TO REAR GARDEN
- THREE GOOD SIZE BEDROOMS WITH TWO FEATURING CAST IRON FIREPLACES
- LARGE REAR GARDEN WITH TWO BRICK BUILT SHEDS
- END OF CHAIN
- TWO RECEPTION ROOMS
- REAR PORCH
- BATHROOM WITH SHOWER OVER BATH
- SIDE ACCESS TO REAR GARDEN FROM FRONT





ELTONS

GROSS INTERNAL AREA
FLOOR 1 44.7 m² (481 sq.ft.) FLOOR 2 39.1 m² (421 sq.ft.)
TOTAL : 83.8 m² (901 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		87
(69-80) C		
(55-68) D	65	
(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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