

# ELTONS

Estate Agents

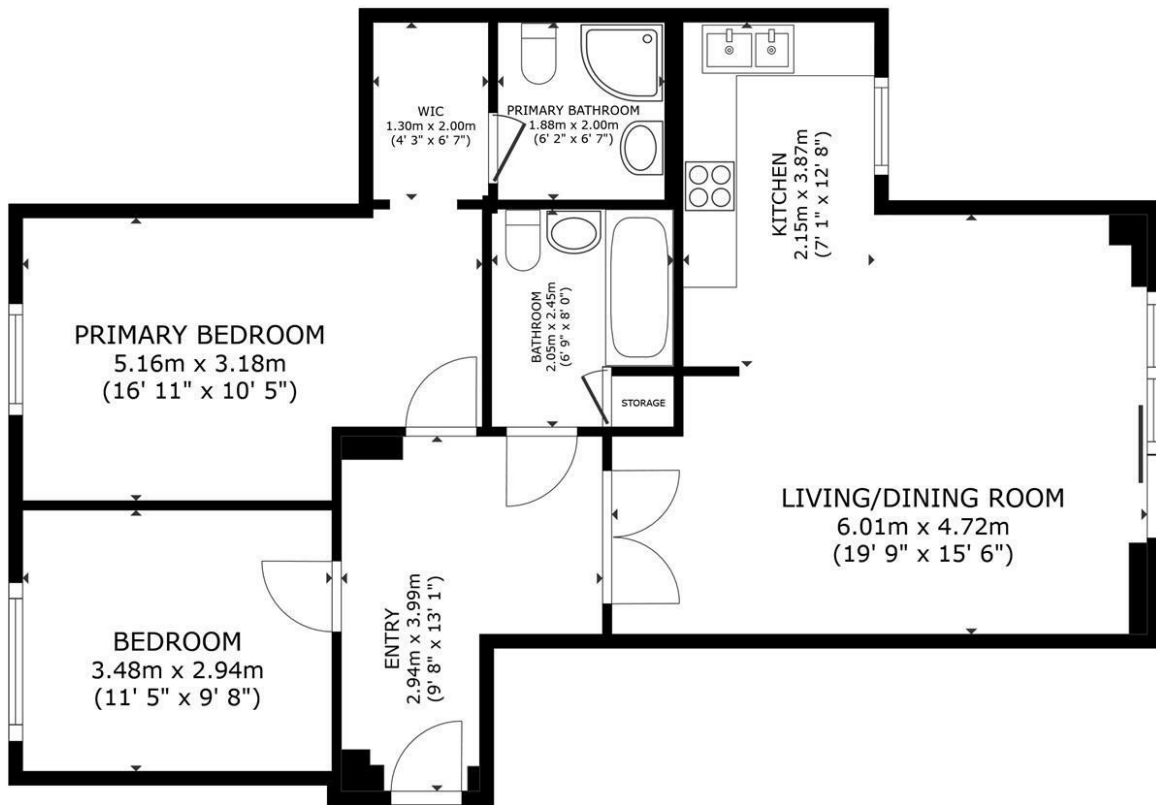


## 2 ARUN COURT STATION CLOSE HORSHAM

£295,000  
LEASEHOLD

Eltons are delighted to be bringing to the market this two double bedroom ground floor flat with a garage and private garden area.





FLOOR PLAN

ELTONS

GROSS INTERNAL AREA  
FLOOR PLAN 79.8 m<sup>2</sup> (859 sq.ft.)  
TOTAL : 79.8 m<sup>2</sup> (859 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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