

# ELTONS

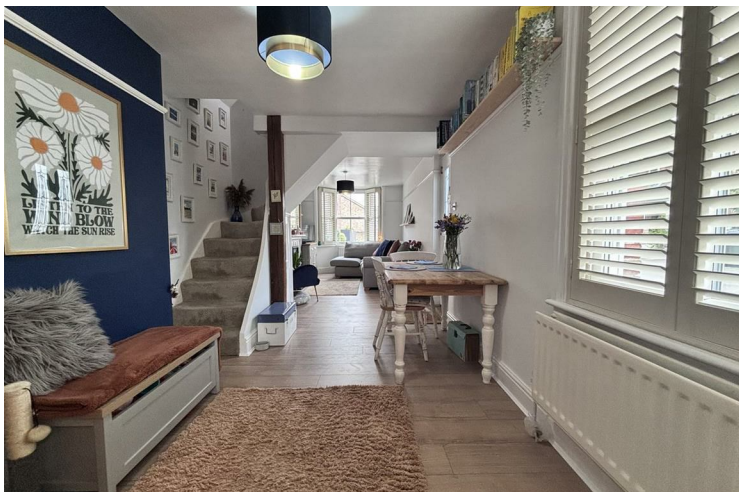
Estate Agents



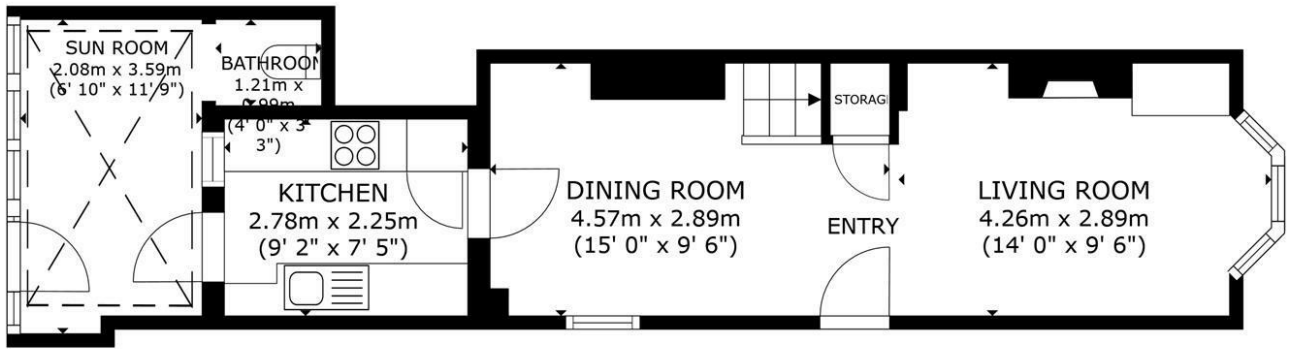
**22 VICTORIA STREET**  
**HORSHAM**

**£400,000**  
**FREEHOLD**

Eltons are delighted to be able to bring to market this beautiful two double bedroom Victorian property located close to the town centre and Horsham station.







FLOOR 1



FLOOR 2

**ELTONS**

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GROSS INTERNAL AREA  
 FLOOR 1 41.2 m<sup>2</sup> (444 sq.ft.) FLOOR 2 31.3 m<sup>2</sup> (337 sq.ft.)  
 TOTAL : 72.5 m<sup>2</sup> (781 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			75
(55-68) D		45	
(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

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

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