



2 NORTH COTTAGES CHURCH ROAD HORSHAM

£508,000
FREEHOLD

- THREE GOOD SIZED BEDROOMS
- UNDERFLOOR HEATING TO ALL OF THE GROUND FLOOR
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- SOUTH WEST FACING GARDEN
- STUNNING MODERN KITCHEN/DINER WITH FULL WIDTH GLASS DOORS TO THE REAR GARDEN
- LOUNGE WITH FEATURE FIREPLACE AND BAY WINDOW
- 150' GARDEN WITH POWERED GARDEN OFFICE TO REAR
- AMPLE ON STREET PARKING OPTIONS



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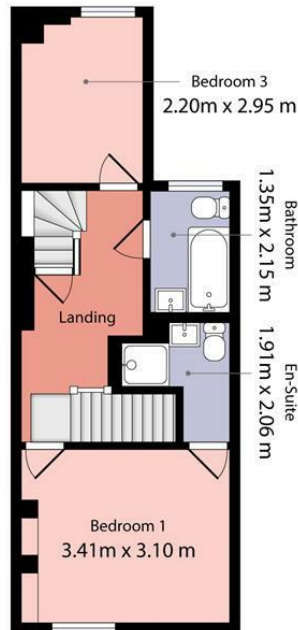
Estate Agents

North Cottages, Mannings Heath

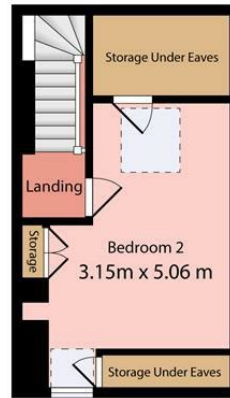
Total floor area - 92.9 sq m (1000 sq ft)
(area excluding outbuilding)



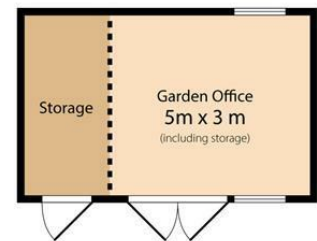
Ground Floor



1st Floor



2nd Floor



Outbuilding

Eltons estate agents Ltd have created this floor plan for illustrative purposes only and cannot be held responsible for any discrepancies or errors within. Windows, doors and room dimensions may not be to scale however every care has been taken to provide accurate measurements in writing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	62
(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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