

# ELTONS

Estate Agents

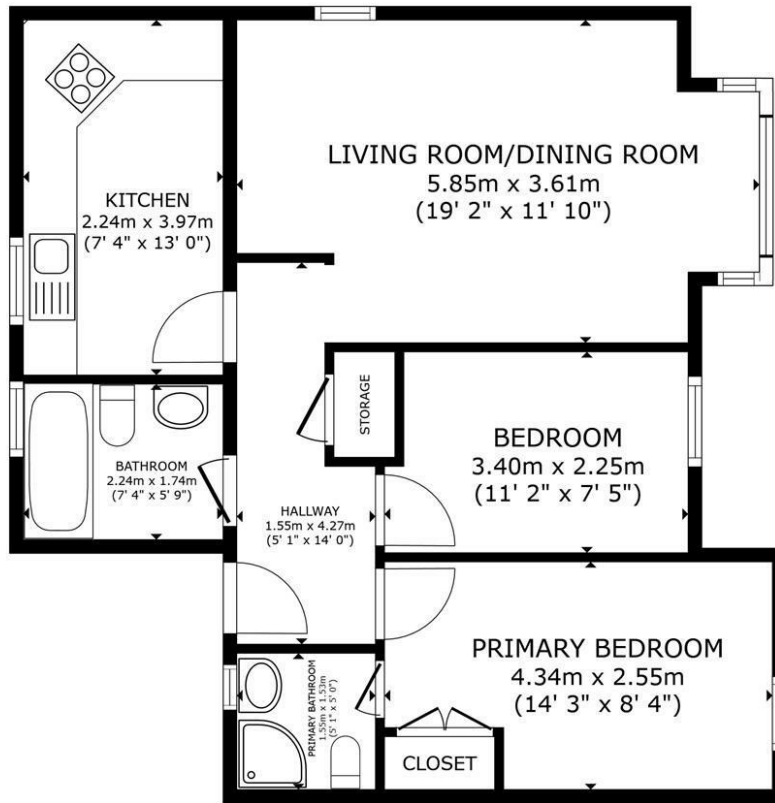


**19 BOWES CLOSE  
HORSHAM**

**£270,000  
LEASEHOLD**

- ATTRACTIVE TWO BEDROOM FIRST FLOOR FLAT
- MODERN AND STYLISH KITCHEN WITH INTEGRATED APPLIANCES
  - COMMUNAL GARDENS
  - ONE ALLOCATED PARKING SPACE
- TWO DOUBLE BEDROOMS, PRIMARY WITH ENSUITE AND BUILT IN STORAGE
- LARGE LOUNGE/DINER PERFECT FOR ENTERTAINING
- HIGHLY SOUGHT AFTER LOCATION
- AMPLE VISITOR PARKING SPACES





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 61.3 m<sup>2</sup> (659 sq.ft.)  
TOTAL : 61.3 m<sup>2</sup> (659 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</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

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