

**Birches Road, Horsham, RH12 4NL**

**Asking Price £225,000**

**Council Tax Band: B**



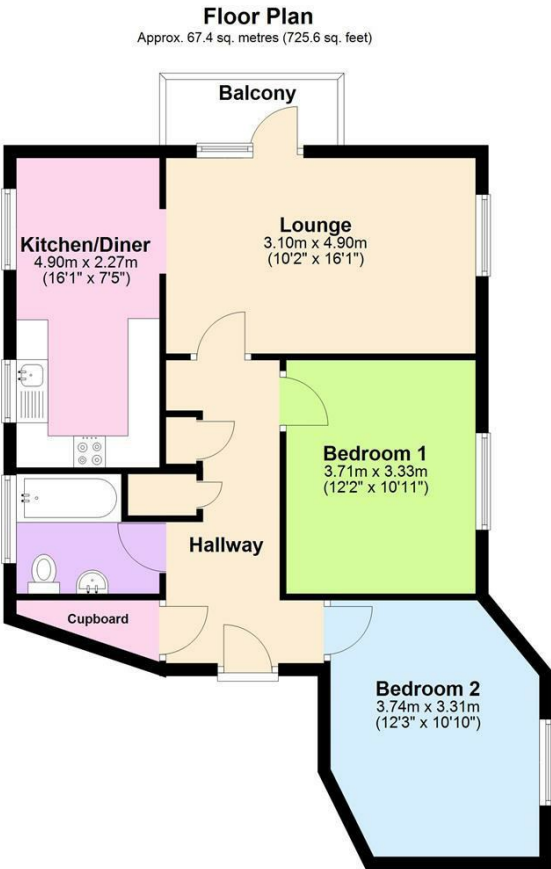


LOCATION

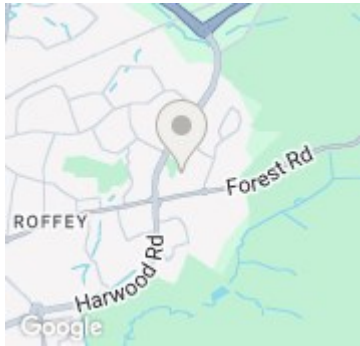
We are delighted to bring to the market this spacious and well-presented, first floor, two bedroom flat in North Horsham. It is conveniently positioned for access to the A264, and in turn the M23 and Gatwick Airport. The property also benefits from being just over two miles to Horsham town centre with its wealth of cafes, restaurants and shops. For convenience, it is a 5 minute walk to a Sainsburys Local and less than a mile from a parade of shops which includes a Post office, chemist, CO-OP and takeaway outlets. Finally, it is within close proximity of the picturesque Leechpool Woods with cycle paths, walks and a large children's play area.



Open House Horsham



Total area: approx. 67.4 sq. metres (725.6 sq. feet)  
**Medway Court**



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		