

ELTONS

Estate Agents

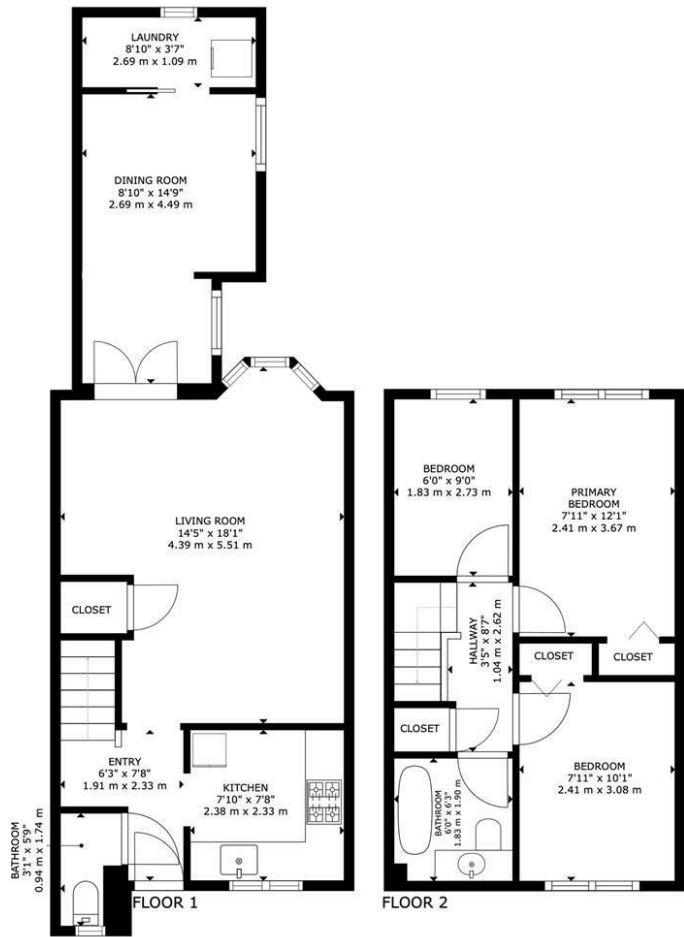


74 ROPELAND WAY HORSHAM

£450,000
FREEHOLD

- ATTRACTIVE THREE BEDROOM END OF TERRACE HOME
- MODERN AND ATTRACTIVE KITCHEN WITH RANGEMASTER COOKER
 - AMPLE STORAGE THROUGHOUT
- MODERN FAMILY BATHROOM WITH ROLL TOP TUB
 - LOW MAINTENANCE DECKED GARDEN
- TWO RECEPTION ROOMS PLUS A UTILITY SPACE
 - DOWNSTAIRS W/C
- TWO SPACIOUS DOUBLE BEDROOMS AND A GOOD SIZED SINGLE
 - EV CHARGER, ALLOCATED PARKING AND GARAGE
- SOUGHT AFTER LOCATION FOR SCHOOLING AND TRANSPORT LINKS





GROSS INTERNAL AREA
FLOOR 1: 521 sq. ft, 48 m², FLOOR 2: 348 sq. ft, 32 m²
TOTAL : 869 sq. ft, 80 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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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