

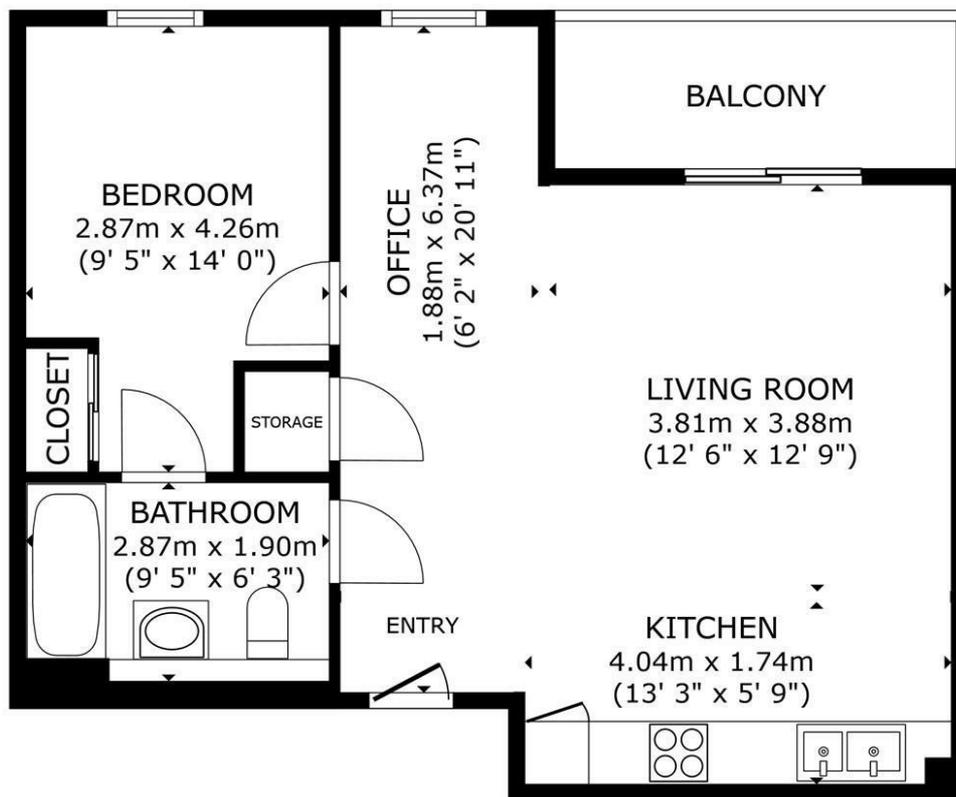


## 346 HORSHAM GATES THREE NORTH STREET

£260,000  
LEASEHOLD

- SPACIOUS ONE BEDROOM 2ND FLOOR FLAT
- BRIGHT AND SPACIOUS LOUNGE/DINER WITH PATIO DOORS TO BALCONY
- NEW HEAT INTERFACE UNIT FITTED DECEMBER 2025
- CONVENIENTLY LOCATED FOR THE TOWN CENTRE AND MAINLINE STATION
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE BEDROOM WITH FITTED WARDROBES
- PRIVATE CAR PARK WITH ONE UNALLOCATED PARKING SPACE
- **\*\*NO ONWARD CHAIN\*\***





FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 53.0 m<sup>2</sup> (571 sq.ft.)  
 EXCLUDED AREAS : BALCONY 5.4 m<sup>2</sup> (58 sq.ft.)  
 TOTAL : 53.0 m<sup>2</sup> (571 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) A		
(81-91) B	83	83
(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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