



# 128 NEW STREET HORSHAM

£475,000  
FREEHOLD

- BEAUTIFUL SEMI DETACHED FOUR BEDROOM PROPERTY
- STUNNING EXTENSION PROVIDING THE FOURTH BEDROOM WITH ENSUITE
- TWO SPACIOUS RECEPTION ROOMS
- GOOD SIZED GARDEN WITH DECKING, MATURE BORDERS AND LAWN
- 0.3MI TO HORSHAM STATION AND TOWN CENTRE
- HIGHLY SOUGHT AFTER CENTRAL LOCATION
- MODERN KITCHEN BOASTING FULLY INTEGRATED NEFF APPLIANCES
- BAY WINDOWS AND CHARMING PERIOD FEATURES
- SOUGHT AFTER SCHOOL CATCHMENT
- GUIDE PRICE - £475,000 - £510,000





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GROSS INTERNAL AREA  
FLOOR 1 49.3 m<sup>2</sup> (531 sq.ft.) FLOOR 2 43.4 m<sup>2</sup> (468 sq.ft.) FLOOR 3 21.6 m<sup>2</sup> (233 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 3.0 m<sup>2</sup> (32 sq.ft.)  
TOTAL : 114.4 m<sup>2</sup> (1,231 sq.ft.)  
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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