



**104 CLARENCE ROAD  
HORSHAM**

**£545,000  
FREEHOLD**

- RARE OPPORTUNITY TO PURCHASE IN THIS HIGHLY SOUGHT AFTER LOCATION WITH STUNNING SCOPE
- THREE DOUBLE BEDROOM CHARACTER SEMI-DETACHED PROPERTY
- SPACIOUS LOUNGE WITH BAY WINDOW AND OPEN FIREPLACE
  - DOWNSTAIRS W/C
  - DRIVEWAY FOR TWO CARS
- GUIDE PRICE £545,000 - £555,000
- 2ND RECEPTION ROOM OFFERING DINING OR STUDY
- BATHROOM WITH SHOWER OVER BATH
- KITCHEN WITH SEPARATE LAUNDRY ROOM
- GOOD SIZED REAR GARDEN





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FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 53.0 m<sup>2</sup> (570 sq.ft.) FLOOR 2 46.7 m<sup>2</sup> (503 sq.ft.)  
TOTAL : 99.7 m<sup>2</sup> (1,073 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
(69-80) C		
(55-68) D	55	
(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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