

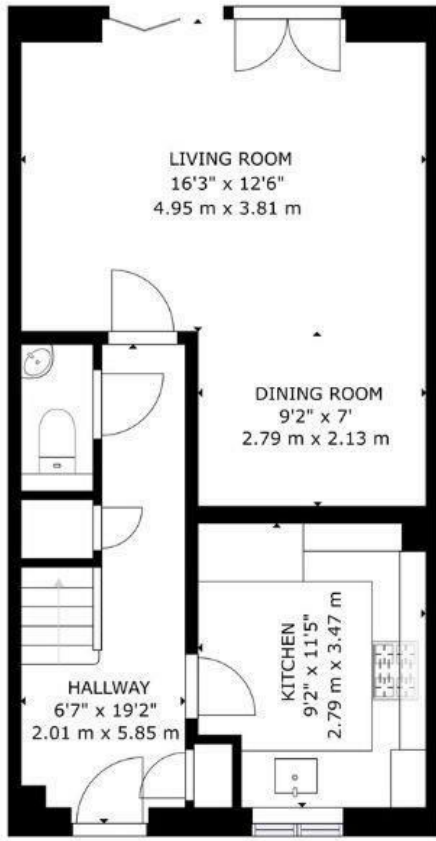


## 3 OLIVE CLOSE HORSHAM

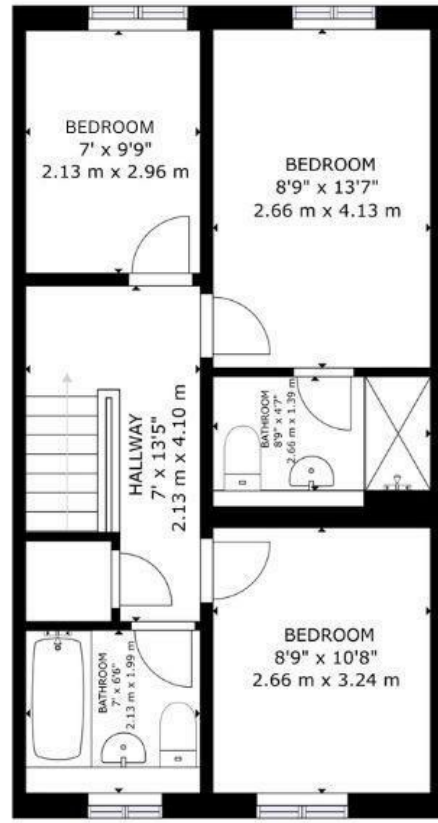
£475,000  
FREEHOLD

- IMMACULATE THREE BEDROOM HOUSE IN HIGHLY SOUGHT AFTER LOCATION
  - MASTER BEDROOM WITH EN-SUITE
  - OFF STREET PARKING FOR 2 VEHICLES
  - 1.3MI TO HORSHAM TOWN CENTRE
- STUNNING INTERIORS AND MODERN APPLIANCES
  - BI-FOLDS OUT TO THE LANDSCAPED GARDEN
  - 0.7MI TO HORSHAM TRAIN STATION
  - VIEWINGS HIGHLY ADVISED





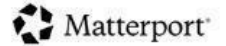
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 522 sq ft, 48.53 m<sup>2</sup>, FLOOR 2: 511 sq ft, 47.47 m<sup>2</sup>  
 TOTAL: 1033 sq ft, 96 m<sup>2</sup>  
 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			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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