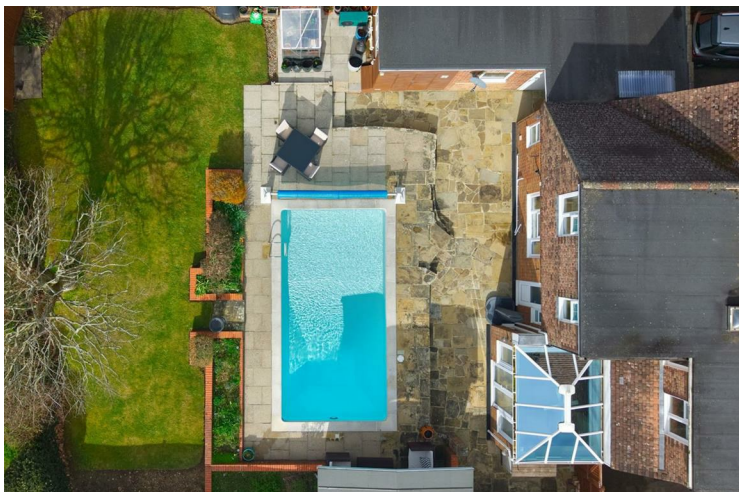


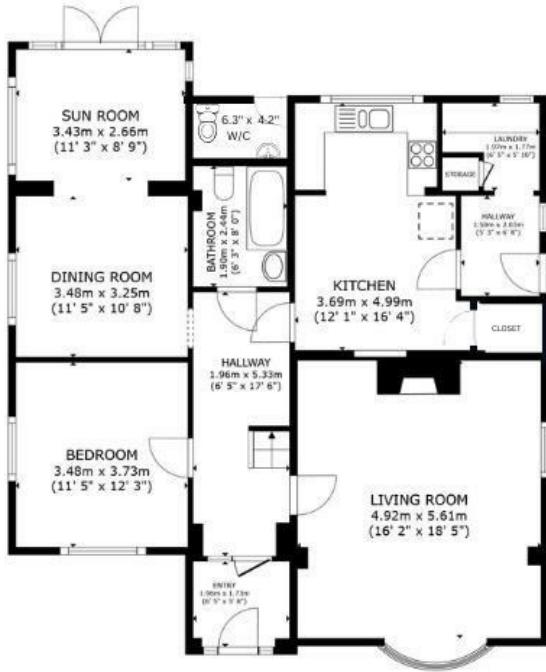


# ANSTEYS NEW ROAD HORSHAM

£795,000  
FREEHOLD

- A RARE OPPORTUNITY TO PURCHASE ON THIS PREMIUM PRIVATE ROAD
- FOUR DOUBLE BEDROOMS
- THREE MODERN BATHROOMS
- LARGE LAWN SPACE
- BEAUTIFUL HEATED SWIMMING POOL WITH COVERED SEATING AREA
- STUNNING SOUTH FACING VIEWS
- MASTER WITH ENSUITE
- ATTRACTIVE KITCHEN WITH DINING SPACE AND UTILITY
- TWO DRIVEWAYS AND GARAGE FOR AMPLE PARKING OPTIONS
- GATE OUT TO WALKS TO THE DOWNS LINK AND SOUTHWATER COUNTRY PARK





**GROSS INTERNAL AREA**  
 FLOOR 1 108.2 m<sup>2</sup> (1,165 sq.ft.) FLOOR 2 60.5 m<sup>2</sup> (651 sq.ft.)  
**TOTAL: 168.7 m<sup>2</sup> (1,816 sq.ft.)**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
**OUTBUILDING**  
 25.1 SQ. METRES  
 270.1 SQ. FEET



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		50	
(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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