

# ELTONS

Estate Agents

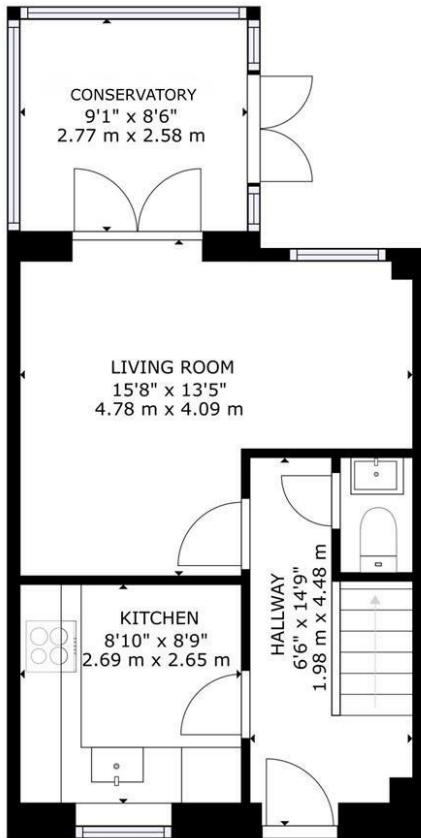


## 35 TRINITY FIELDS HORSHAM

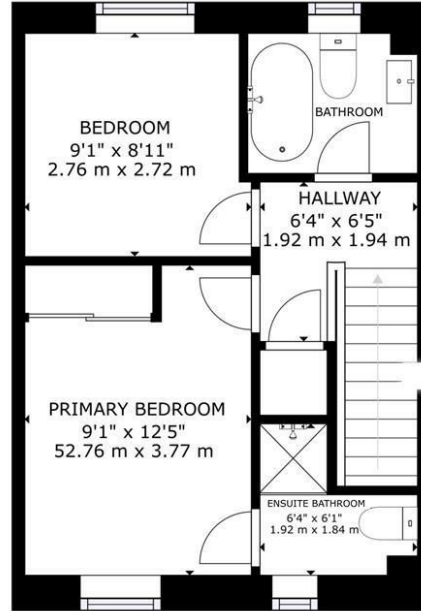
£400,000  
FREEHOLD

- STUNNING TWO BEDROOM SEMI DETACHED HOUSE
  - LARGE LOUNGE DINER
- LUXURY FIXTURES AND FITTINGS THROUGHOUT
  - DOWNSTAIRS W/C
- FRONT AND REAR GARDEN ALONG WITH SIDE ACCESS
- MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE
  - MODERN CONSERVATORY
- FULLY INTEGRATED KITCHEN
- GARDEN STUDIO AND GARAGE WITH ELECTRICITY
- ALLOCATED PARKING PLUS AMPLE VISITOR BAYS





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 361 sq ft, 33.5 m<sup>2</sup>, FLOOR 2: 364 sq ft, 33.85 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PORCH: 77 sq ft, 7.13 m<sup>2</sup>  
 TOTAL: 725 sq ft, 67.35 m<sup>2</sup>  
 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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