

Sycamore Avenue, Horsham, RH12 4TS

Asking Price £550,000

Council Tax Band: D

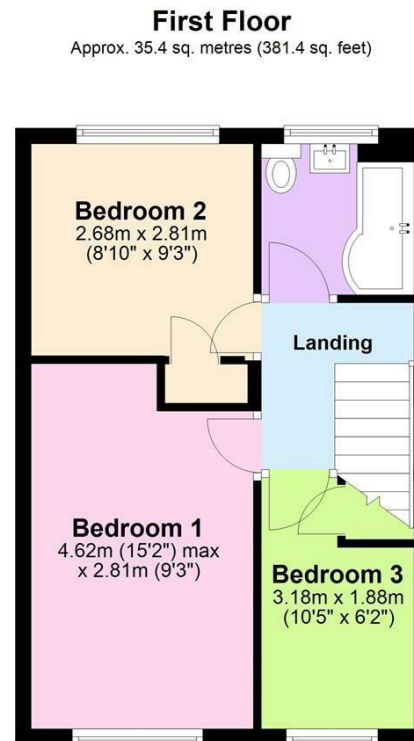
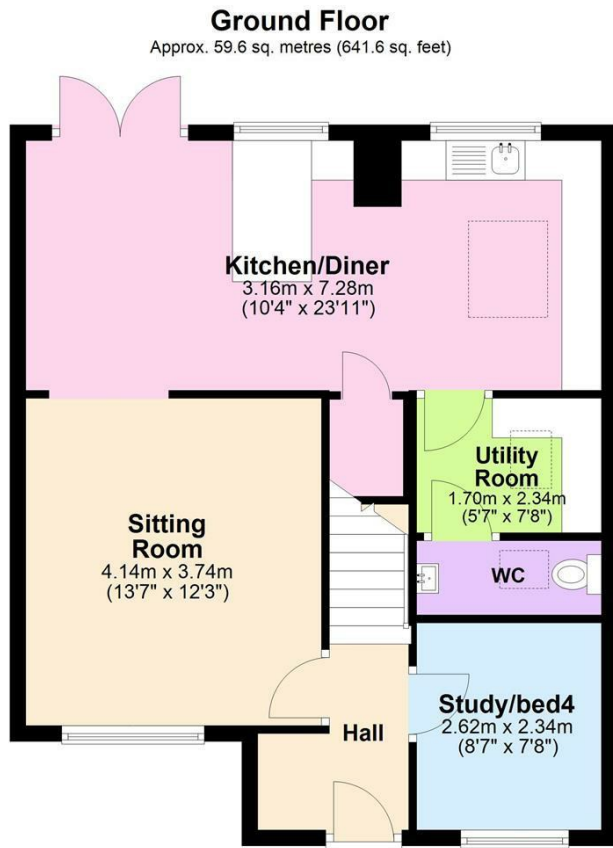


## LOCATION

We are delighted to bring to the market this spacious, well-presented, three/quarter bedroom extended semi-detached property situated on the north-west side of Horsham. Sycamore Avenue is a popular road just two miles from Horsham town centre, with its wealth of cafes, restaurants and shops. For those needing to commute by car, it is conveniently positioned for access to the A264, the M23 and Gatwick Airport. It is also on the edge of St Leonards Forest making it an ideal property for those who enjoy the outdoors.



Open House Horsham



Total area: approx. 95.0 sq. metres (1023.0 sq. feet)  
**32 Sycamore Avenue**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	