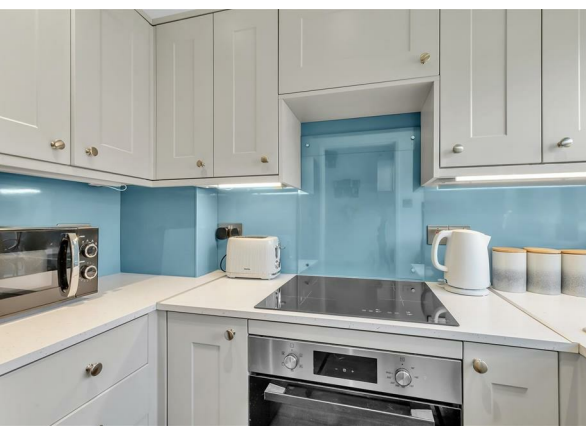
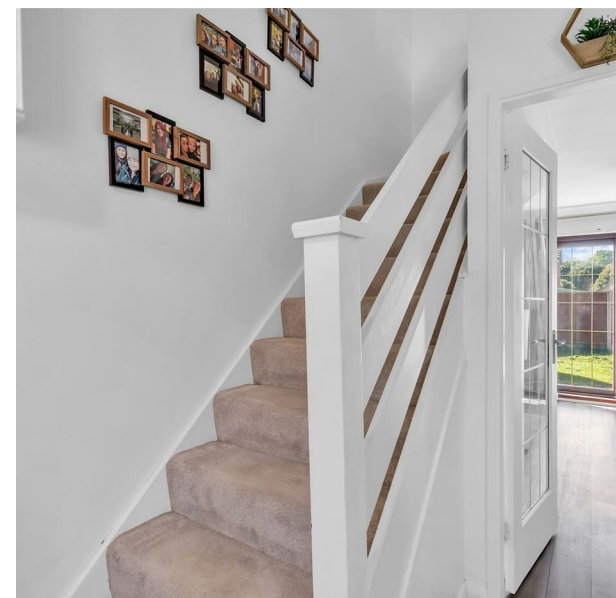


Roebuck Close, Horsham, RH13 5UN

Asking Price £330,000

Council Tax Band: C

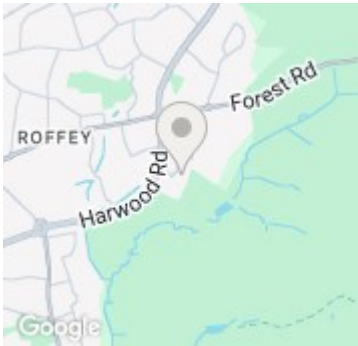
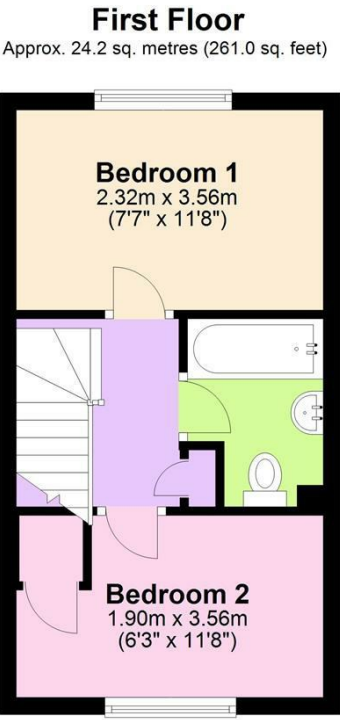
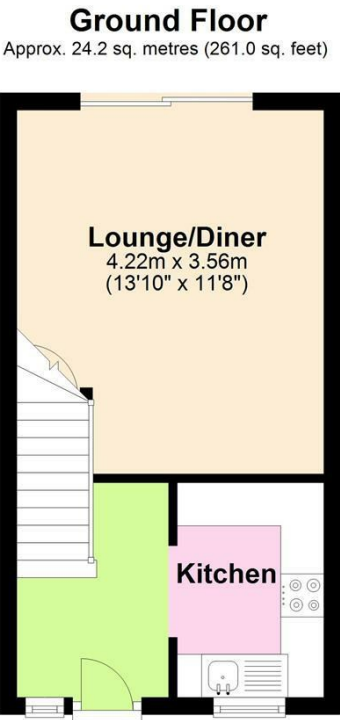


LOCATION

We are delighted to bring to the market this very well-presented two bedroom end of terrace property on a corner plot, in a quiet cul-de-sac location. It is just a few minutes drive to the A264 with links to the A24 and M23, it also just under two miles to the centre of Horsham with its excellent range of shops, cafes and restaurants. Finally, it is a few minutes walk from Leechpool and Owlbeech woods, with numerous woodland trails, it is ideal for those with dogs or people who enjoy walking and cycling.



Open House Horsham



Total area: approx. 48.5 sq. metres (521.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC