

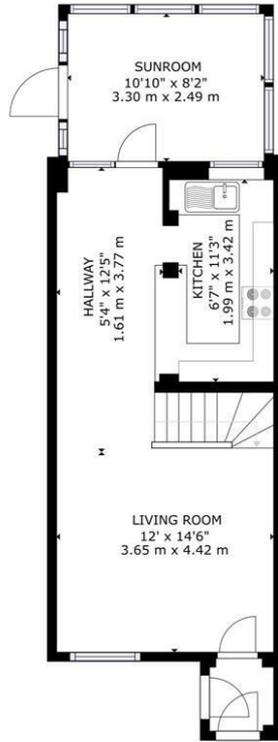


# 33 THELTON AVENUE HORSHAM

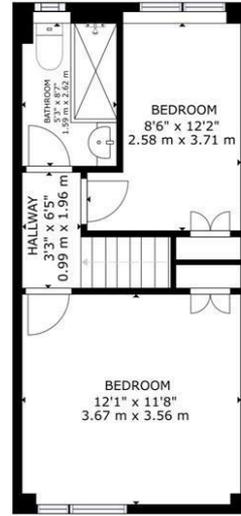
£365,000  
FREEHOLD

- **\*\* NO ONWARD CHAIN \*\***
- GARAGE WITH GARDEN ACCESS
- LARGE PRIMARY BEDROOM WITH BUILT IN STORAGE
- ATTRACTIVE TWO BEDROOM END OF TERRACE HOUSE
- OPEN PLAN LIVING DOWNSTAIRS WITH MODERN CONSERVATORY TO THE REAR WITH DIRECT ACCESS TO THE GARDEN
- GOOD SIZED SECOND BEDROOM ALSO WITH BUILT IN STORAGE





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 438 sq ft, 39.79 m<sup>2</sup>, FLOOR 2: 330 sq ft, 30.64 m<sup>2</sup>  
 TOTAL: 758 sq ft, 70.43 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

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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