



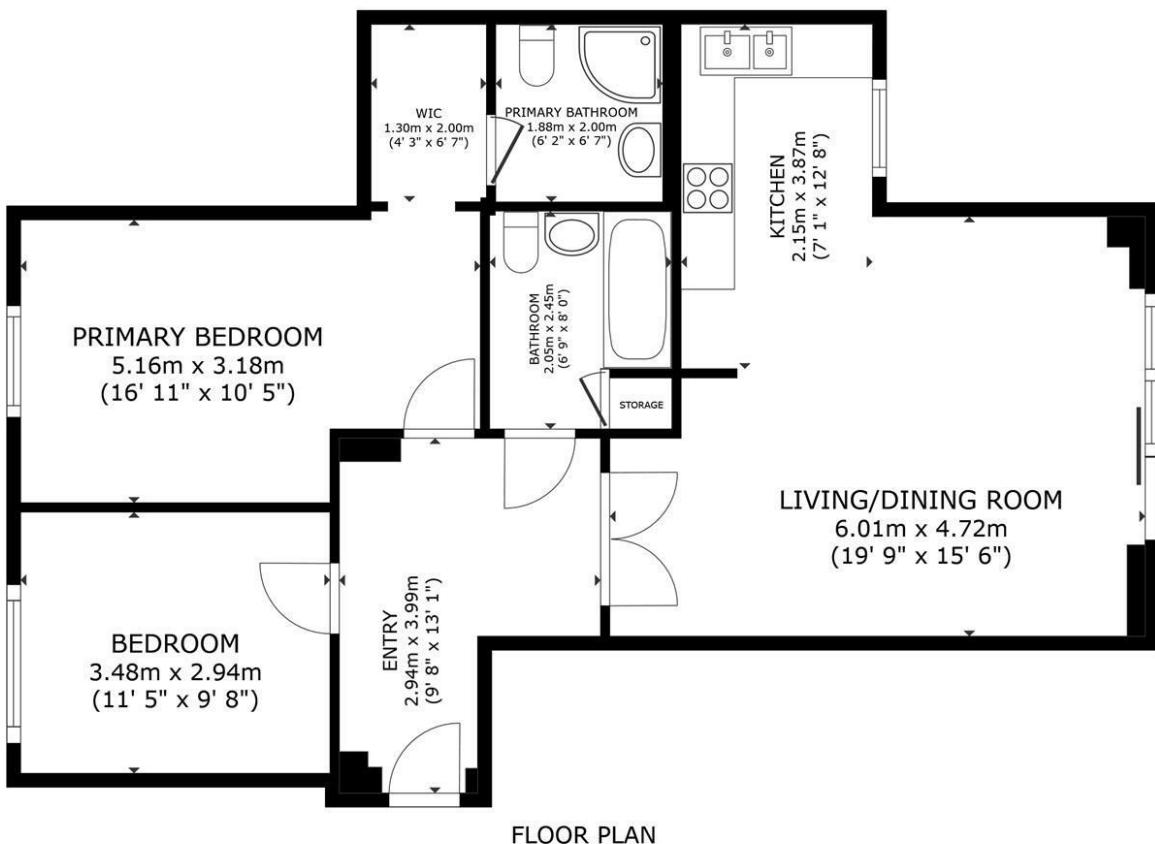
## 2 ARUN COURT STATION CLOSE HORSHAM

**£295,000**

**LEASEHOLD**

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- SPACIOUS OPEN PLAN KITCHEN/LIVING AREA WITH DOORS TO REAR GARDEN AREA
- MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM
  - FAMILY BATHROOM
- \*\*NO ONWARD CHAIN\*\*
- GARAGE PROVIDING OFF STREET PARKING
- MODERN FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- GOOD SIZED DOUBLE SECOND BEDROOM
- PRIVATE GARDEN AREA





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GROSS INTERNAL AREA  
FLOOR PLAN 79.8 m<sup>2</sup> (859 sq.ft.)  
TOTAL : 79.8 m<sup>2</sup> (859 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®



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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