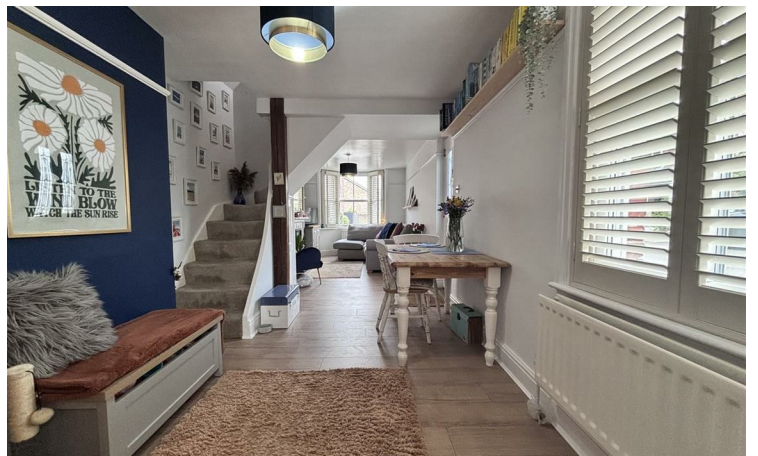


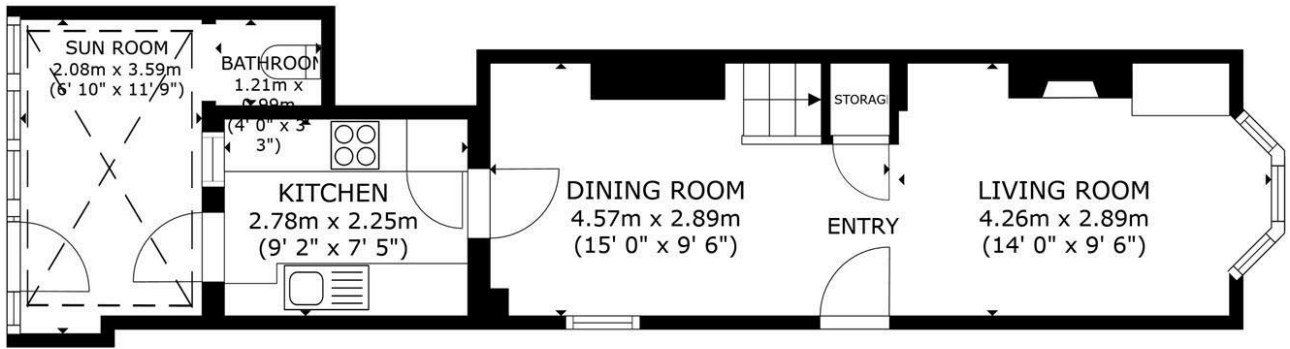


22 VICTORIA STREET HORSHAM

£385,000
FREEHOLD

- BEAUTIFUL TWO BEDROOM VICTORIAN PROPERTY
- TWO SPACIOUS DOUBLE BEDROOMS
- LOUNGE THROUGH DINER PLUS CHARMING SUN ROOM TO THE REAR
- 0.3MI TO HORSHAM STATION AND HORSHAM TOWN CENTRE
- HIGHLY SOUGHT AFTER CENTRAL HORSHAM LOCATION
- STUNNING INTERIORS
- NEW MODERN KITCHEN IN 2022 WITH INTEGRATED APPLIANCES





FLOOR 1



FLOOR 2

ELTONS

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GROSS INTERNAL AREA
 FLOOR 1 41.2 m² (444 sq.ft.) FLOOR 2 31.3 m² (337 sq.ft.)
 TOTAL : 72.5 m² (781 sq.ft.)
 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		75
(55-68) D		
(39-54) E	45	
(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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