

ELTONS

Estate Agents

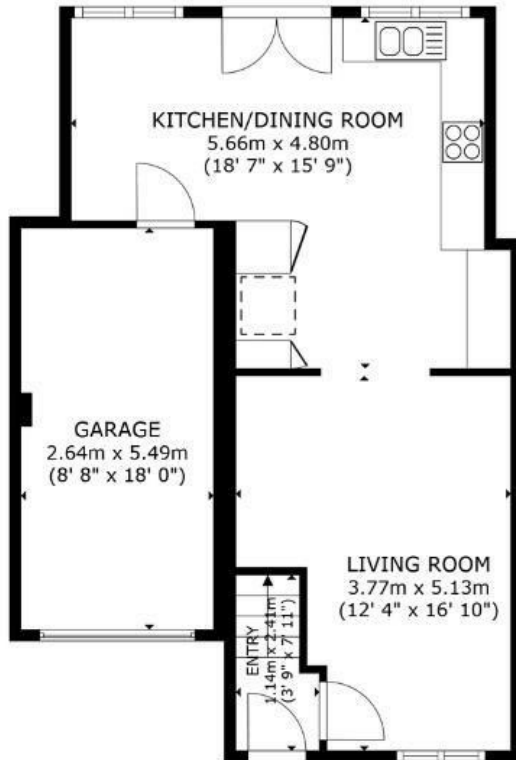


**16 LANYON CLOSE
HORSHAM**

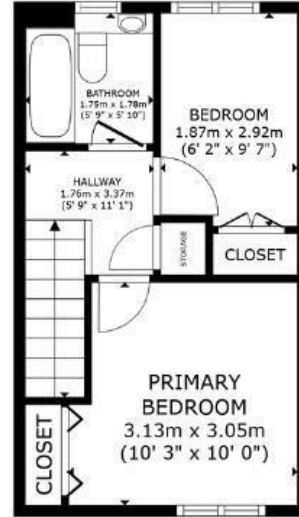
**£390,000
FREEHOLD**

- EXTENDED AND BEAUTIFULLY SPACIOUS TWO BEDROOM HOUSE
 - STUNNING MODERN INTEGRATED KITCHEN
 - TWO GOOD SIZED BEDROOMS
 - HIGHLY SOUGHT AFTER LOCATION
- GARAGE AND DOUBLE DRIVEWAY
 - LANDSCAPED GARDEN
- MODERN AND ATTRACTIVE BATHROOM
 - 0.5MI TO LITTLEHAVEN STATION





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1 44.8 m² (482 sq.ft.) FLOOR 2 25.1 m² (270 sq.ft.)
EXCLUDED AREAS : GARAGE 14.5 m² (156 sq.ft.)
TOTAL : 69.9 m² (752 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			84
(69-80) C			
(55-68) D		64	
(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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