

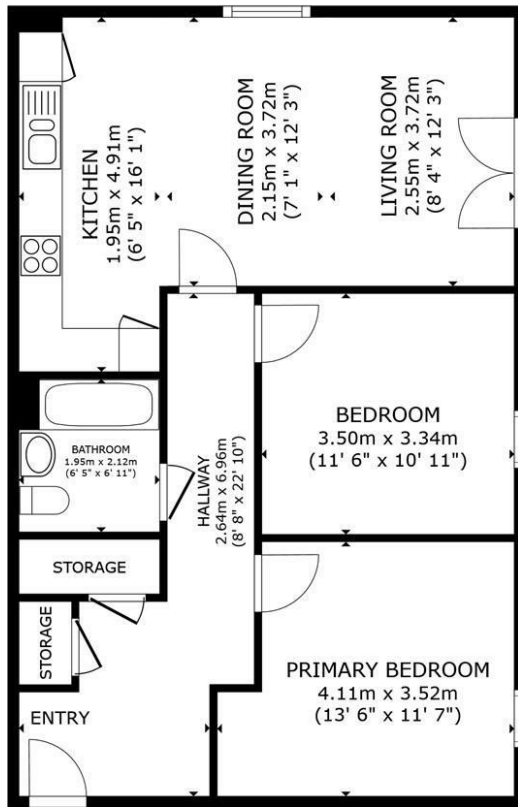


## 25 BRIAR LANE BILLINGSHURST

£260,000  
LEASEHOLD

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- MODERN FITTED BATHROOM WITH SHOWER OVER BATH
- ALLOCATED PARKING SPACE
- SHARED OWNERSHIP AVAILABLE ON THIS PROPERTY 40% FOR £104,000
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LOUNGE WITH DOUBLE DOORS OPENING TO PATIO AREA
- LONG LEASE LENGTH





FLOOR PLAN

**ELTONS**

Estate Agents

GROSS INTERNAL AREA  
 FLOOR PLAN 73.9 m<sup>2</sup> (796 sq.ft.)  
 TOTAL : 73.9 m<sup>2</sup> (796 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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

**Eltons Estate Agents Horsham** 01403 299 771  
 13 - 15 Queen Street sales@eltons.co.uk  
 Horsham eltons.co.uk  
 West Sussex  
 RH13 5AA

**ELTONS**  
 Estate Agents