

**Bowes Close, Horsham, West Sussex, RH13 5SZ**

**Asking Price £259,000**

**Council Tax Band: C**



**LOCATION**

We are delighted to bring to the market this well-presented two bedroom first floor flat in a highly convenient location. Bowes Close, off Kings Road, is just a 10 minute walk to Horsham station and a 15 minute walk to Horsham town centre with its wealth of cafes, restaurants and shops. It is also within easy walking distance of Tesco Express and the newly opened Lidl's. Tucked away at the end of the cul-de-sac it is in a quiet position whilst being only minutes away from everything Horsham has to offer.



**Open House Horsham**

**Floor Plan**

Approx. 57.7 sq. metres (621.4 sq. feet)



Total area: approx. 57.7 sq. metres (621.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



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>	80	81
	EU Directive 2002/91/EC	