



2 LEECHPOND HILL HORSHAM

£535,000
FREEHOLD

- THREE DOUBLE BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER LEADING TO SPACIOUS CONSERVATORY WITH UNDERFLOOR HEATING
- MASTER BEDROOM WITH BUILT IN WARDROBES
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DRIVEWAY FOR THREE CARS TO FRONT
- ** NO ONWARD CHAIN **
- COSY LIVING ROOM WITH OPEN FIRE PLACE AND LOG BURNER
- TWO FURTHER DOUBLE BEDROOMS
- GOOD SIZED REAR GARDEN WITH A LARGE GARDEN STUDIO TO THE REAR
- DOWNSTAIRS SHOWER ROOM WITH UNDERFLOOR HEATING





GROSS INTERNAL AREA
FLOOR 1: 765 sq. ft, 71 m², FLOOR 2: 477 sq. ft, 44 m²
TOTAL: 1,242 sq. ft, 115 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
75		
55		

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

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Estate Agents