

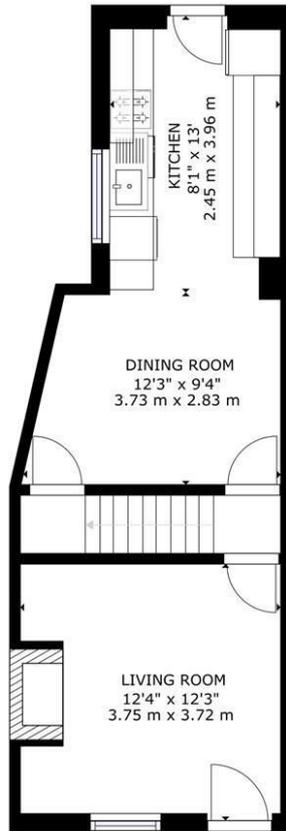


5 ST LEONARDS ROAD HORSHAM

£375,000
FREEHOLD

- **NO ONWARD CHAIN**
- CHARMING TWO BEDROOM TERRACED COTTAGE IN HIGHLY SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- MASTER WITH ENSUITE
- ADDITIONAL SPACE UPSTAIRS PERFECT FOR AN OFFICE OR DRESSING ROOM
- FAMILY BATHROOM WITH MODERN WHITE SUITE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE AND SEPARATE DINING SPACE
- COURTYARD GARDEN
- CLOSE TO LOCAL AMENITIES AND FANTASTIC SCHOOL CATCHMENT





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 409 sq ft, 37.97 m², FLOOR 2: 412 sq ft, 38.32 m²
 TOTAL: 821 sq ft, 76.29 m²
 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			87
(69-80) C	74		
(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	

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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