

ELTONS

Estate Agents

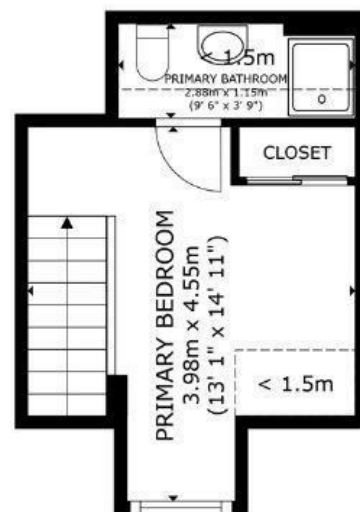
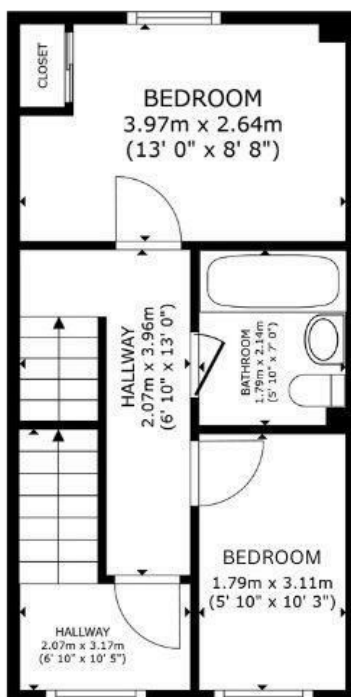


12 HOPPERS BROOK, CALVERT LINK FAYGATE

£425,000
FREEHOLD

- MODERN THREE BEDROOM TERRACED HOUSE
- TWO FURTHER GOOD SIZED BEDROOMS
- TWO ALLOCATED PARKING SPACES TO THE REAR OF THE GARDEN
- FANTASTIC ROAD LINKS TO GATWICK, CRAWLEY, HORSHAM AND BRIGHTON
- MASTER BEDROOM FINISHED WITH ENSUITE AND BUILT IN WARDROBES
- AMPLE STORAGE THROUGHOUT
- SOUGHT AFTER LOCATION WITHIN KILNWOOD VALE
- 7kwh EV CHARGER

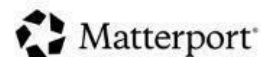




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GROSS INTERNAL AREA
FLOOR 1 32.4 m² (349 sq.ft.) FLOOR 2 32.1 m² (345 sq.ft.) FLOOR 3 15.5 m² (167 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 3.5 m² (37 sq.ft.)
TOTAL : 80.0 m² (861 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

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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