

# ELTONS

Estate Agents



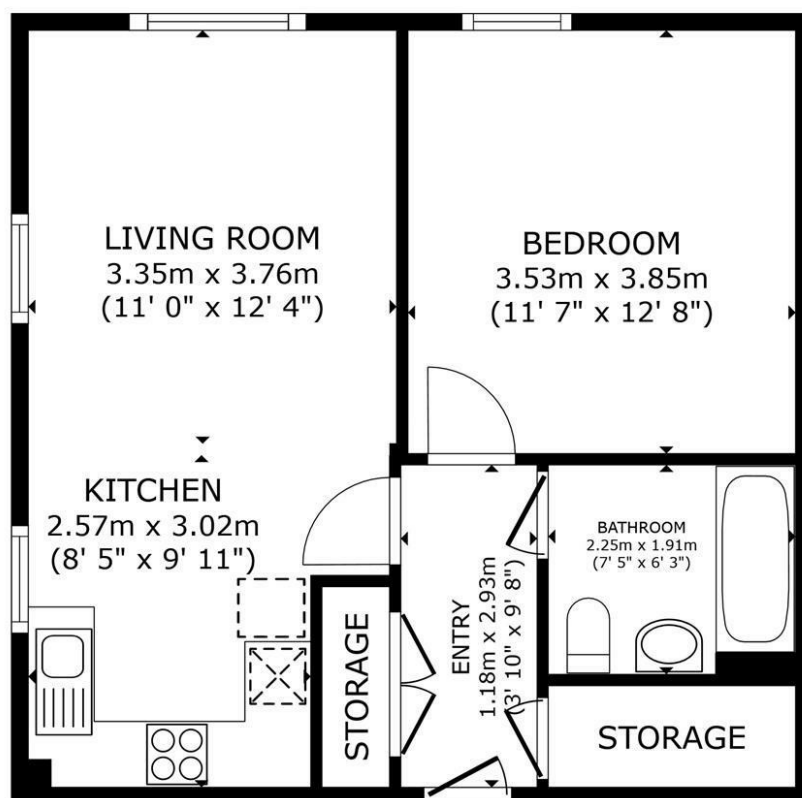
## 4 WILLOW HOUSE KENSETT AVENUE HORSHAM

£220,000  
LEASEHOLD

- FULL OWNERSHIP AVAILABLE TO PURCHASE FOR £220,000 OR 45% SHARED OWNERSHIP AVAILABLE AT £99,000
- CORNER PLOT OFFERING STUNNING VIEWS OF THE COMMUNAL GARDENS
- LARGE BEDROOM WITH AMPLE SPACE FOR BEDROOM FURNITURE
- SPACIOUS LOUNGE DINER WITH MULTIPLE WINDOWS FOR MAXIMUM NATURAL LIGHT
- SOUGHT AFTER SOUTHWATER LOCATION
- BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR PLAT
- ONE ALLOCATED PARKING SPACE AND SECURE VIDEO ENTRY SYSTEM
- MODERN BATHROOM FINISHED WITH ATTRACTIVE WHITE SUITE, SHOWER OVER BATH AND HEATED TOWEL RAIL
- MODERN AND ATTRACTIVE FITTED KITCHEN
- AMPLE STORAGE OPTIONS THROUGHOUT AND WALK IN UTILITY/LAUNDRY CUPBOARD







FLOOR PLAN

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GROSS INTERNAL AREA  
FLOOR PLAN 48.0 m<sup>2</sup> (517 sq.ft.)  
TOTAL : 48.0 m<sup>2</sup> (517 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>	82	82
(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

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