



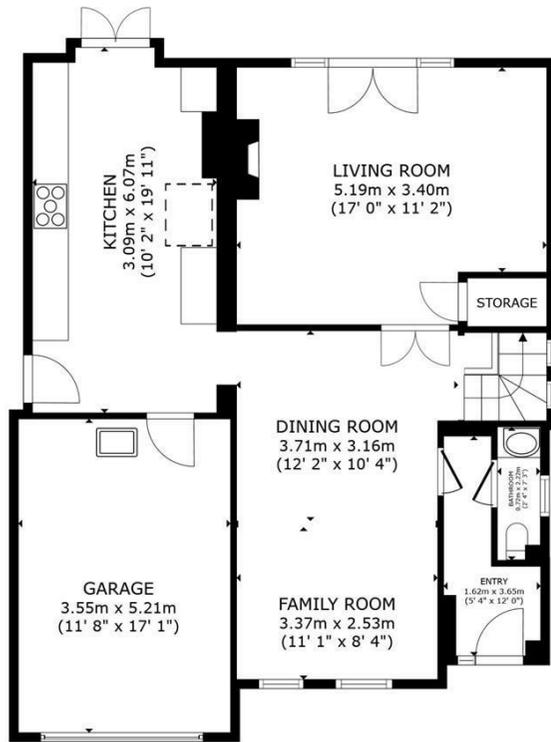
**31 QUEENSWAY**  
**HORSHAM, RH13 5AP**

**£900,000**  
**FREEHOLD**

Eltons are delighted to present to the market this rare opportunity to purchase on Queensway, Horsham. This beautiful detached four bedroom house is set in a highly desirable location.

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 72.5 m<sup>2</sup> (781 sq.ft.) FLOOR 2 70.6 m<sup>2</sup> (760 sq.ft.)  
 EXCLUDED AREAS : GARAGE 18.5 m<sup>2</sup> (199 sq.ft.)  
 TOTAL : 143.1 m<sup>2</sup> (1,541 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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>		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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