



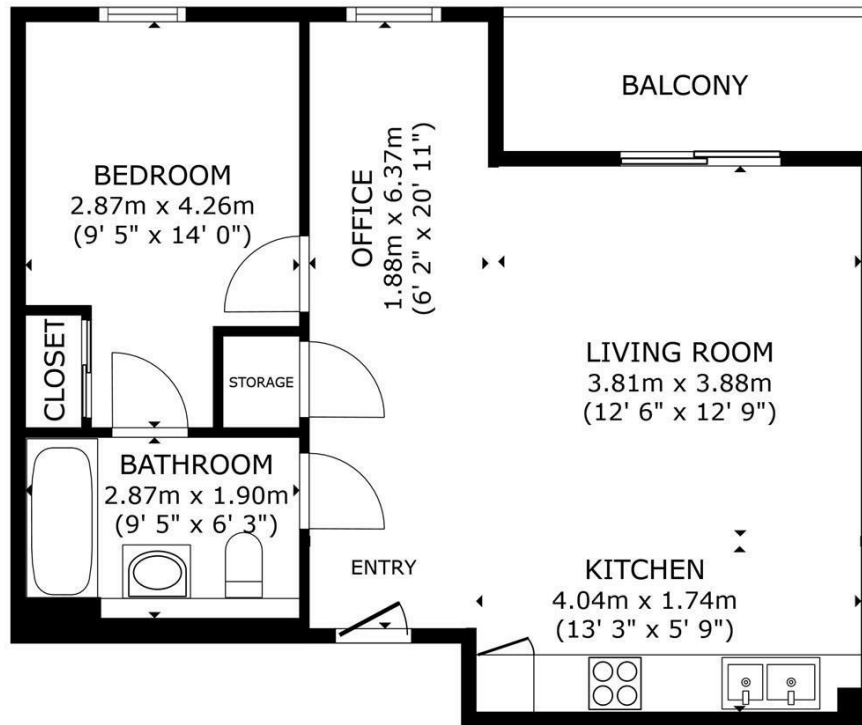
**346 HORSHAM GATES THREE NORTH STREET**  
**HORSHAM, RH13 5TZ**

**£260,000**  
**LEASEHOLD**

Eltons are delighted to be able to offer to market this spacious one bedroom 2nd floor flat located in Horsham town centre situated close to Horsham mainline station.

**ELTONS**

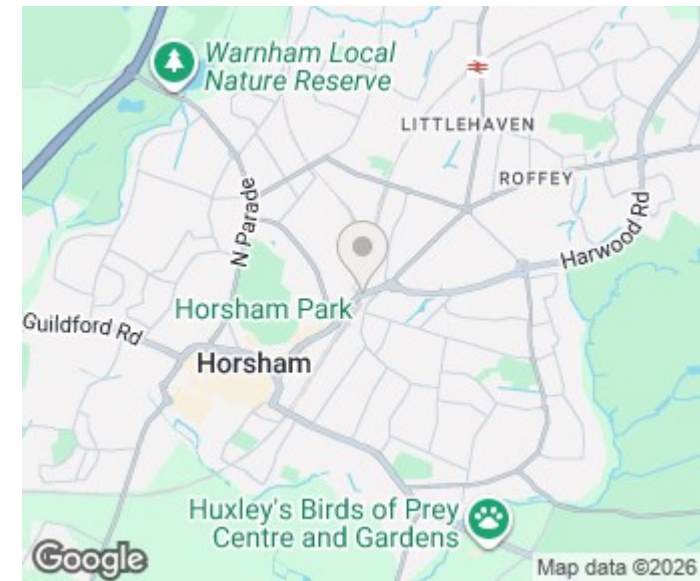
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FLOOR PLAN

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GROSS INTERNAL AREA  
FLOOR PLAN 53.0 m<sup>2</sup> (571 sq.ft.)  
EXCLUDED AREAS : BALCONY 5.4 m<sup>2</sup> (58 sq.ft.)  
TOTAL : 53.0 m<sup>2</sup> (571 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>		
(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

Eltons Estate Agents Horsham  
13 - 15 Queen Street  
Horsham  
West Sussex  
RH13 5AA

01403 299 771  
sales@eltons.co.uk  
eltons.co.uk

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