

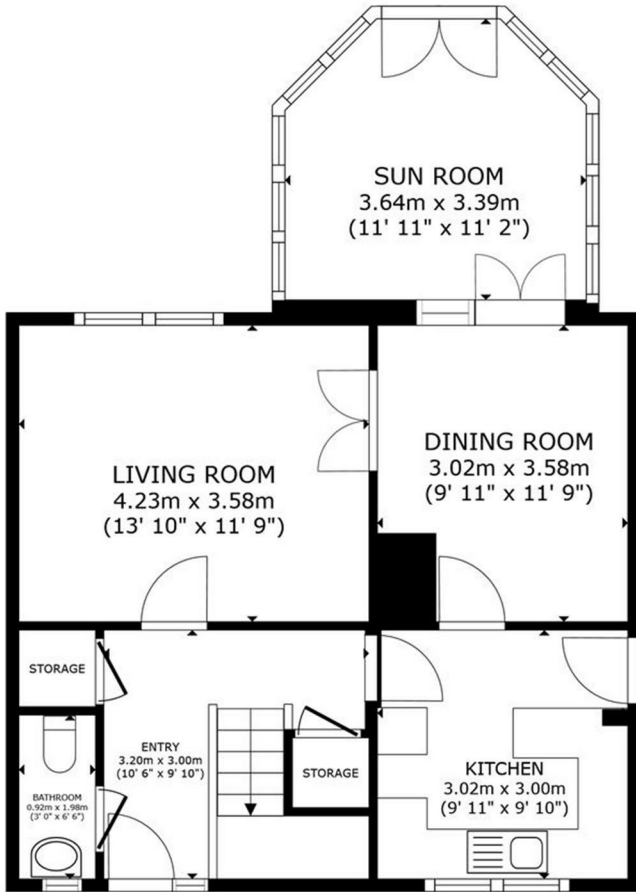


## 30 BROOK ROAD HORSHAM

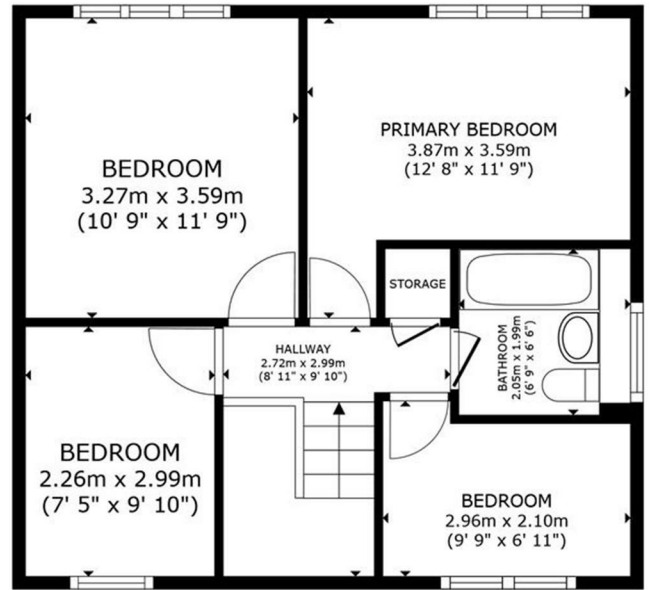
£550,000  
FREEHOLD

- **\*\*NO CHAIN\*\*** SPACIOUS FOUR BEDROOM DETACHED HOUSE
- FITTED KITCHEN WITH SIDE DOOR TO REAR GARDEN
- CONSERVATORY WITH DOORS TO REAR GARDEN
- FAMILY BATHROOM WITH SHOWER OVER BATH
- SINGLE GARAGE AND DRIVEWAY FOR TWO CARS
- SEPARATE LOUNGE AND DINING ROOM
- BRAND NEW BOILER FITTED 2025
- FOUR GOOD SIZED BEDROOMS
- GOOD SIZED REAR GARDEN WITH PATIO AREA





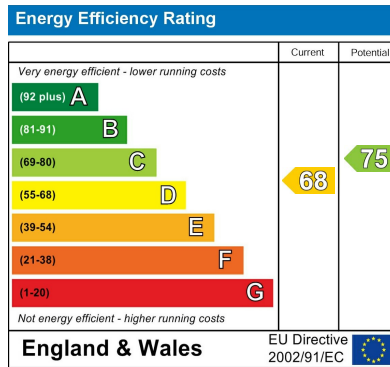
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 61.2 m<sup>2</sup> (659 sq.ft.) FLOOR 2 48.3 m<sup>2</sup> (520 sq.ft.)  
TOTAL : 109.6 m<sup>2</sup> (1,179 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROSS INTERNAL AREA  
FLOOR 1 61.2 m<sup>2</sup> (659 sq.ft.) FLOOR 2 48.3 m<sup>2</sup> (520 sq.ft.)  
TOTAL : 109.6 m<sup>2</sup> (1,179 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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** 01403 299 771  
13 - 15 Queen Street sales@eltons.co.uk  
Horsham eltons.co.uk  
West Sussex  
RH13 5AA

**ELTONS**  
Estate Agents