



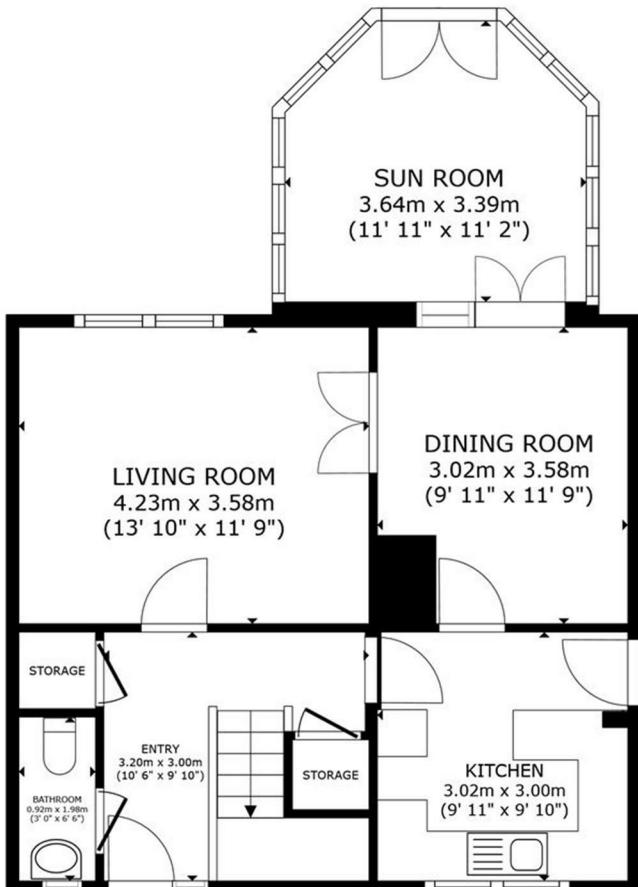
**30 BROOK ROAD  
HORSHAM**

**£550,000  
FREEHOLD**

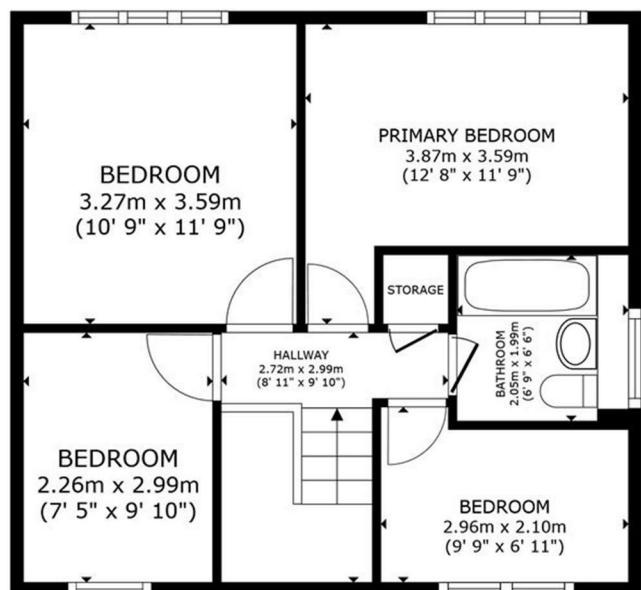
- \*\*NO CHAIN\*\* SPACIOUS FOUR BEDROOM DETACHED HOUSE
- FITTED KITCHEN WITH SIDE DOOR TO REAR GARDEN
- CONSERVATORY WITH DOORS TO REAR GARDEN
- FAMILY BATHROOM WITH SHOWER OVER BATH
- SINGLE GARAGE AND DRIVEWAY FOR TWO CARS

- 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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**ELTONS**  
 Estate Agents