

# ELTONS

Estate Agents



## 2 LEECHPOND HILL HORSHAM

£535,000  
FREEHOLD

- THREE DOUBLE BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER LEADING TO SPACIOUS CONSERVATORY WITH UNDERFLOOR HEATING
- MASTER BEDROOM WITH BUILT IN WARDROBES
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DRIVEWAY FOR THREE CARS TO FRONT
- COSY LIVING ROOM WITH OPEN FIRE PLACE AND LOG BURNER
- DOWNSTAIRS SHOWER ROOM WITH UNDERFLOOR HEATING
- TWO FURTHER DOUBLE BEDROOMS
- GOOD SIZED REAR GARDEN WITH A LARGE GARDEN STUDIO TO THE REAR





GROSS INTERNAL AREA  
FLOOR 1: 765 sq. ft, 71 m<sup>2</sup>, FLOOR 2: 477 sq. ft, 44 m<sup>2</sup>  
TOTAL: 1,242 sq. ft, 115 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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

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

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