



# 27 THE HORNETS HORSHAM

**£950,000 GP**  
**FREEHOLD**

- GUIDE PRICE - £950,000 - £970,000
- RARE OPPORTUNITY TO PURCHASE ON THIS PREMIUM ROAD
- LARGE FULLY INTEGRATED KITCHEN WITH AMPLE SOCIAL SPACE AND GAS WOOD BURNING STOVE
- FIVE SPACIOUS BEDROOMS - TWO WITH ENSUITES AND ONE WITH A FURTHER JACK AND JILL BATHROOM
- DRIVEWAY SUITABLE FOR MULTIPLE VEHICLES AND GARAGE WITH FULL ELECTRICS
- \*\*NO ONWARD CHAIN\*\*
- STUNNING FIVE BEDROOM DETACHED FAMILY HOME
- TWO FURTHER RECEPTION ROOMS PLUS SEPARATE OFFICE AND LARGE UTILITY ROOM
- SOUTH EAST FACING LANDSCAPED GARDEN WITH SUMMER HOUSE AND EXTERNAL POWER POINTS
- HIGHLY SOUGHT AFTER CENTRAL HORSHAM LOCATION





FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 107.7 m<sup>2</sup> (1,160 sq.ft.) FLOOR 2 93.4 m<sup>2</sup> (1,006 sq.ft.)  
 EXCLUDED AREAS: GARAGE 15.0 m<sup>2</sup> (161 sq.ft.)  
 TOTAL : 201.2 m<sup>2</sup> (2,165 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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