

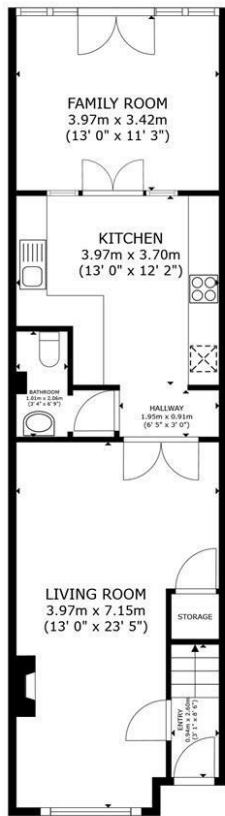


# 11B HAYES LANE HORSHAM

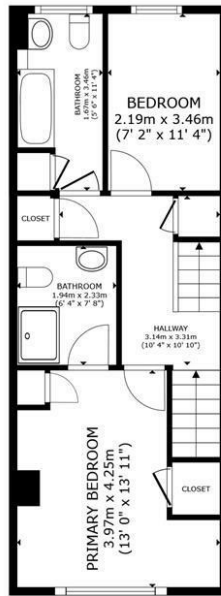
£475,000  
FREEHOLD

- LARGE FOUR BEDROOM MID TERRACE TOWN HOUSE \*\*NO ONWARD CHAIN\*\*
- GOOD SIZED FITTED KITCHEN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM WITH SHOWER OVER THE BATH
- SINGLE GARAGE AND OFF STREET PARKING TO THE REAR
- SPACIOUS LOUNGE/DINER WITH FIREPLACE
- SPACIOUS ORANGERY WITH DOUBLE DOORS TO THE GARDEN
- THREE FURTHER BEDROOMS
- REAR GARDEN
- \*\*NO ONWARD CHAIN\*\*

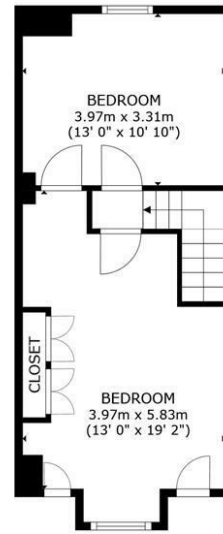




FLOOR 1



FLOOR 2



FLOOR 3

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GROSS INTERNAL AREA  
 FLOOR 1 60.6 m<sup>2</sup> (653 sq.ft.) FLOOR 2 44.5 m<sup>2</sup> (479 sq.ft.) FLOOR 3 37.8 m<sup>2</sup> (407 sq.ft.)  
 TOTAL : 142.9 m<sup>2</sup> (1,538 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	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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