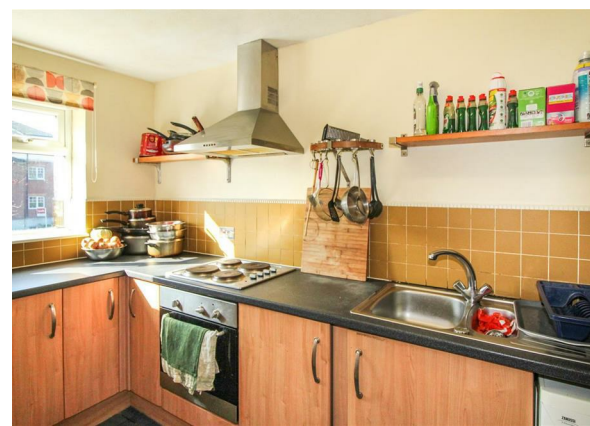


Tanyard Close, Horsham, RH13 5BW

Asking Price £220,000

Council Tax Band:



## LOCATION

We are delighted to bring to the market this light and spacious first floor flat in a convenient location within walking distance of Horsham town centre and mainline station. Situated on a well-kept development on the Brighton Road, there is also easy access to the A281 to Brighton.



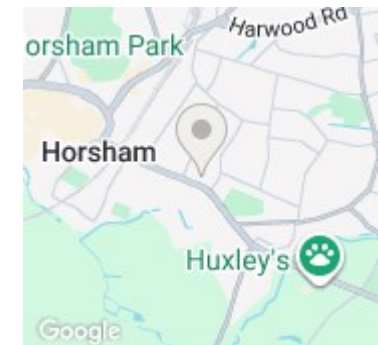
Open House Horsham



Total area: approx. 52.4 sq. metres (564.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	