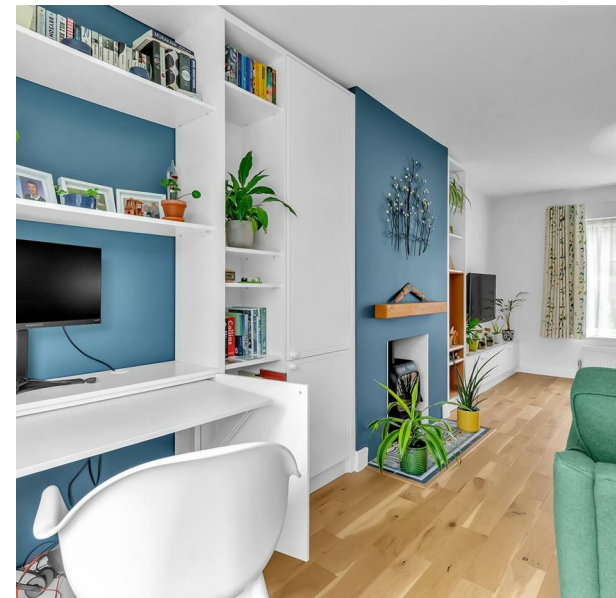


Leechpool Lane, Horsham, RH13 6AD

Asking Price £550,000

Council Tax Band: D



LOCATION

We are delighted to bring to the market this immaculate, three bedroom property in a quiet residential location in Horsham. It is just over 2 miles to the centre of Horsham, with its wealth of restaurants, cafes and shops. It is also under half a mile to a parade of shops which includes a CO-OP, post office, takeaway outlets and a chemist. Leechpool Primary school is with a couple of minutes walk and it is in the catchment for Bohunt, Forest and Millais secondary schools. Finally, for those that enjoy the outdoors, Leechpool woods are within easy walking distance.



Open House Horsham

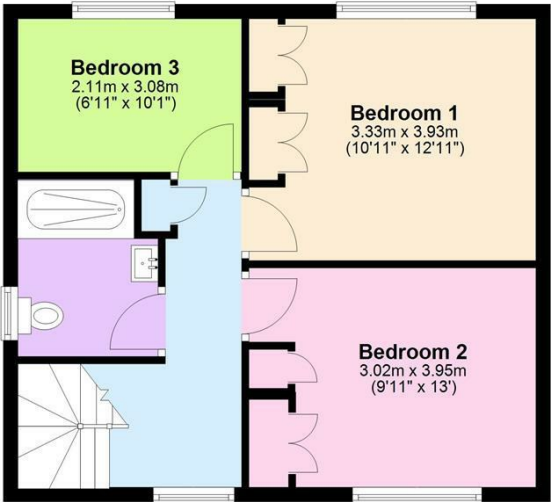
Ground Floor

Approx. 53.4 sq. metres (575.0 sq. feet)

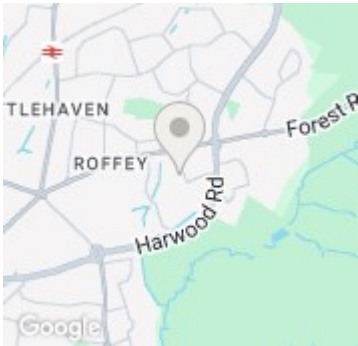


First Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 99.3 sq. metres (1069.3 sq. feet)
Leechpool Lane



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	