



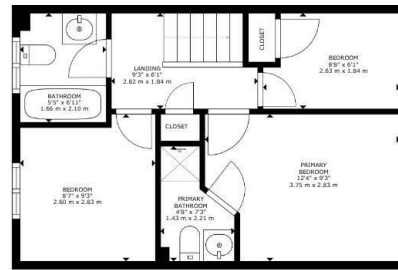
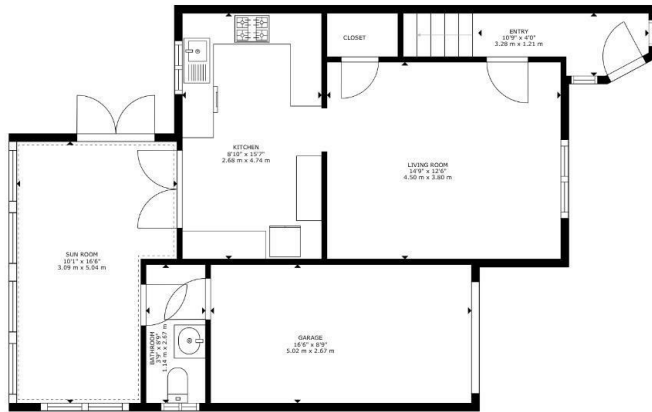
**33 PRIMROSE COPSE**

**£475,000**

**FREEHOLD**

- ATTRACTIVE LINK DETACHED THREE BEDROOM PROPERTY
- SOUTH FACING GARDEN
- INTEGRAL GARAGE
- WALKING DISTANCE TO LOCAL AMENITIES
- HIGHLY SOUGHT AFTER SCHOOL CATCHMENT
- MASTER BEDROOM WITH EN-SUITE
- DOWNSTAIRS W/C
- DRIVEWAY AND AMPLE ON STREET PARKING
- 1.23MI TO HORSHAM STATION - 0.44MI TO LITTLEHAVEN STATION





**ELTONS**

Estate Agents

GROSS INTERNAL AREA  
FLOOR 1: 734 sq. ft, 57 m<sup>2</sup>, FLOOR 2: 376 sq. ft, 34 m<sup>2</sup>  
TOTAL: 1110 sq. ft, 91 m<sup>2</sup>  
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                                   |         | 86                      |
| (69-80) C                                   | 70      |                         |
| (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

**ELTONS**  
Estate Agents