



# Homed:In

18 Station Road, Southwater, RH13 9HQ



Howard Road

, Horsham, RH13 6AB

£450,000



# Howard Road



## Description

A versatile and well positioned 3 bedroom home offering convenience and flexible accommodation in a popular town.

- Brilliantly Versatile Horsham Home at an Impressive 1,230 sq ft
- Open Plan Living Room-Diner with Real Wood Flooring
- Garage Conversion Potential with Plumbing/Cabinetry in Place
- Unbeatable Sized Driveway for 3/4 Cars
- Large Downstairs WC
- 3 Great Sized Double Bedrooms
- Downstairs Family Room/Snug with WC, Ideal 4th Bedroom
- Not-Overlooked, Private, Sunny and Manageable Garden
- QUIET cul de sac but with Local Shops for Convenience

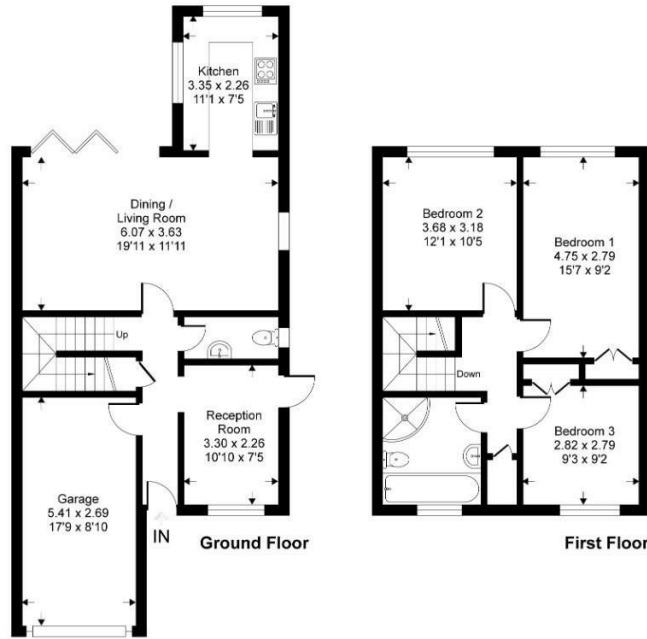




# Floor Plan

## Howard Road, RH13

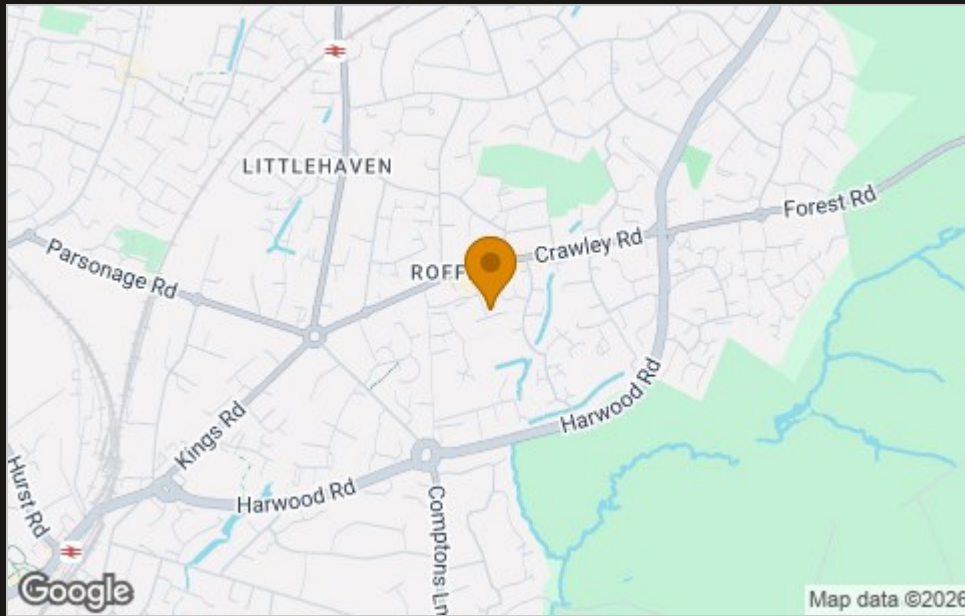
Approximate Gross Internal Area = 99.7 sq m / 1074 sq ft  
 Approximate Garage Internal Area = 14.5 sq m / 157 sq ft  
 Approximate Total Internal Area = 114.2 sq m / 1231 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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# Area Map



# Energy Efficiency Graph

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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# Viewing

Please contact our Horsham Office on 01403 597595 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 or email us at: [info@homedin.co.uk](mailto:info@homedin.co.uk)