



FOSTER
& CO.

Swallowtail Road

Horsham, RH12 5YQ

Offers in excess of £150,000

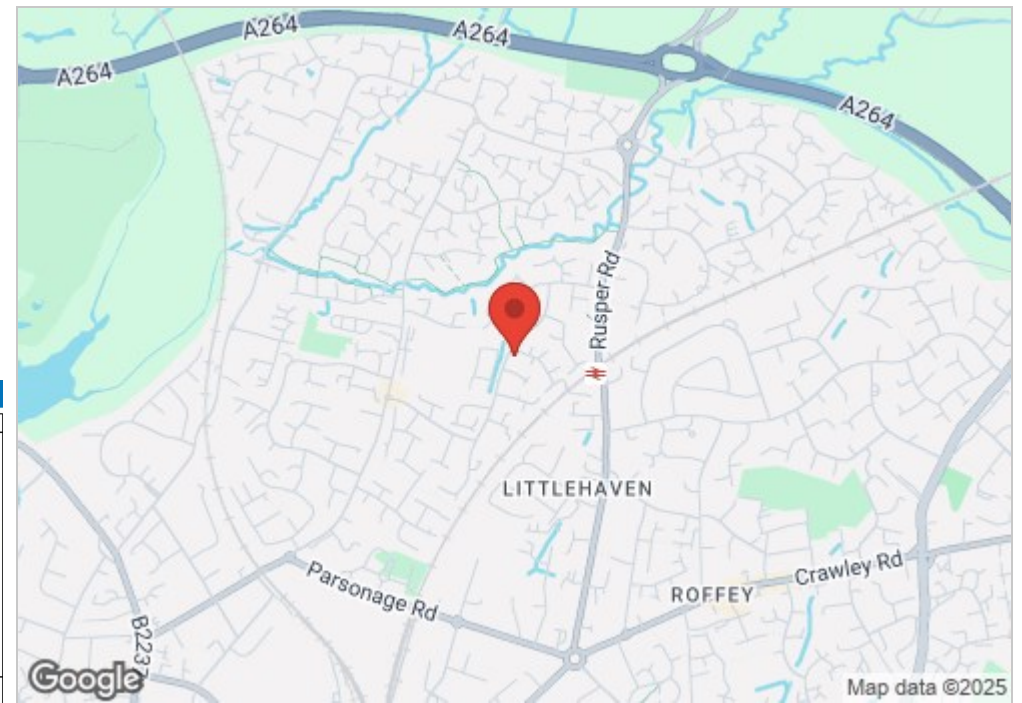
A spacious ground floor property, set within a cul-de-sac that offers good sized accommodation arranged around a central hallway, that is in need of general updating and improvements. The property features a spacious living room, with two bedrooms, a separate kitchen, bathroom and a large walk-in internal storage room, ideal for housing bicycles or larger storage items. The property will be offered with the benefit of a new 125 year lease, has double glazing and gas central heating, as well as its own private outdoor space.



- No Chain
- New 125 year Lease
- Outside space
- One double bedroom

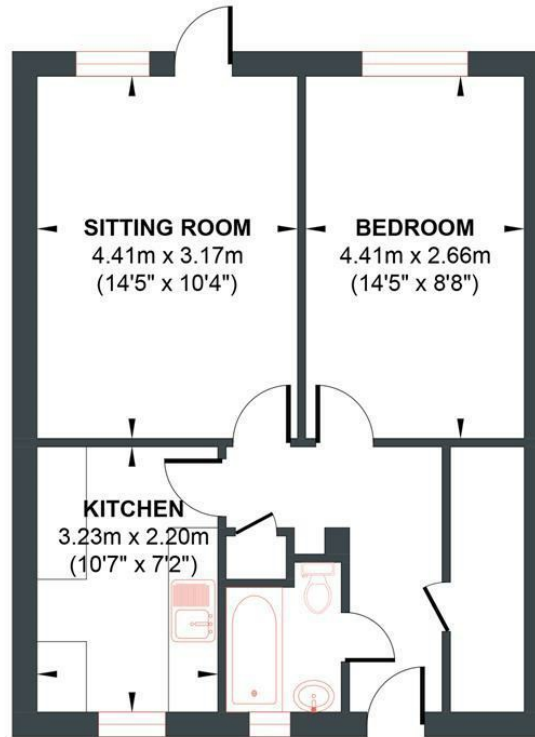
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77

England & Wales EU Directive 2002/91/EC

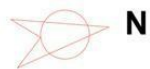


SWALLOWTAIL ROAD

Approx. Gross Internal Floor Area = 45.90 sq m / 494.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR



Approximate Floor Area

494.06 sq ft
(45.90 sq m)

Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



