



**Littlehaven Lane, Horsham, Sussex RH12 4JE**  
**Asking price £435,000**

**& LINES**  
*James*



## Littlehaven Lane, Horsham

- NO CHAIN
- THREE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING FOR TWO CARS
- WALKING DISTANCE OF STATION
- VERY WELL PRESENTED
- EPC RATING C
- COUNCIL TAX BAND D
- FREEHOLD

\*\*\* OFFERED FOR SALE WITH NO CHAIN \*\*\* A superbly presented three bedroom semi-detached house benefitting from off road parking for two cars and conveniently situated within easy reach of Littlehaven Station and local shops.

### Location

This three bedroom house is within a short walk of Littlehaven station and local shops. By car the A264/A23 is easily accessible, connecting the motorway network and a number of commuter routes. The property is positioned within the catchment area for well regarded schools such as St Robert Southwell, Littlehaven Infants, Forest Boys and Millais Girls. Horsham boasts a wide range of retails shops, restaurants and cafes including a John Lewis home store and large Waitrose and the mainline railway station providing direct services to London Victoria in under an hour.





### Property

The property offers well appointed accommodation which is presented in very good order and comprises: Inviting dual aspect lounge/diner offering an abundance natural light with bay window, featuring stylish wood effect flooring. The kitchen/breakfast room is generous in size and is fitted in a range of white gloss eye and base level units with complementing worktops and includes a fridge, freezer, dishwasher and washing machine. The breakfast area features a Velux window, with patio doors to the garden providing a pleasant outlook and direct access to the patio in summer months. A cloakroom under the stairs is most useful. Upstairs the master bedroom is spacious and benefits from fitted wardrobes, there is a further double bedroom with fitted wardrobe and a single bedroom. The family bathroom is fitted in a white suite with shower shower over bath, a Velux window allows natural light and ventilation.

The property is fully double glazed with gas central heating to radiators.

### Outside

One of the standout features of this property is the parking provision at the front, accommodating up to two vehicles, which is a significant advantage in this desirable location. The South facing rear garden is a good sized with a large patio, perfect for entertaining in the warmer months. There is an area of lawn with well stocked borders and established fruit trees create privacy between the neighbouring property. A shed provides useful storage and there is a gate to access the front driveway.









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