



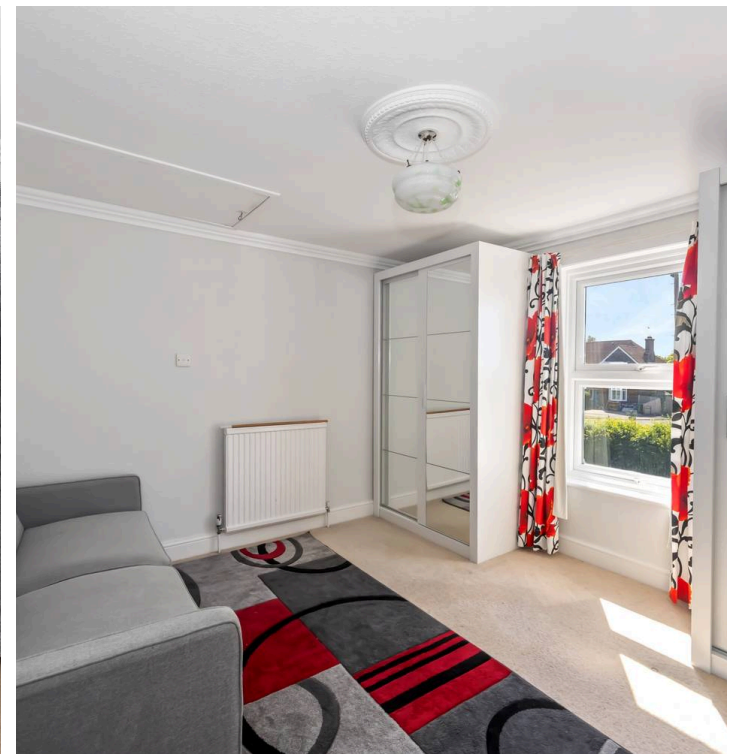
30 Littlehaven Lane, Horsham

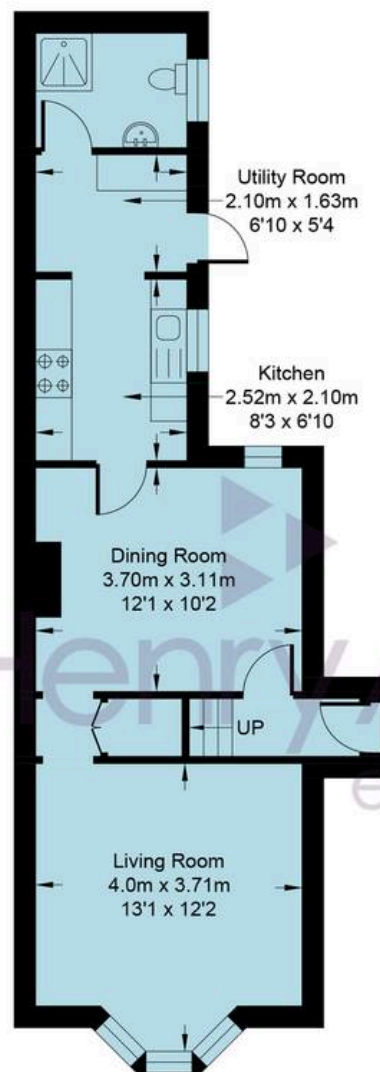
Guide Price £415,000

30 Littlehaven Lane

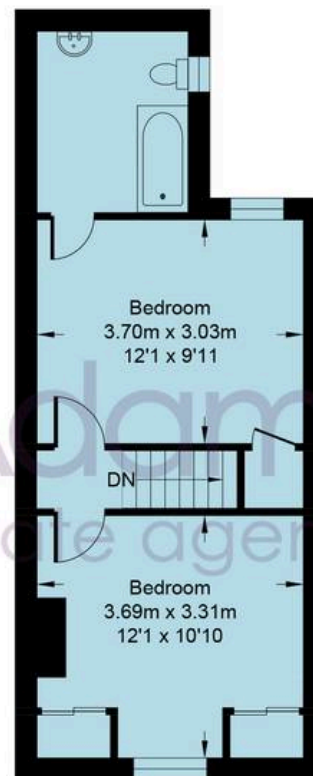
Horsham, Horsham

This delightfully presented, two bedroom, two bathroom, semi-detached home offers a super blend of living and bedroom space arranged over two floors and has the benefit of a well sized and beautifully landscaped rear garden, off-street parking, access to the mainline train station and Horsham town Centre. Also nearby is the open countryside and a selection of well regarded local schools. To the ground floor; a reception hallway welcomes you and leads into the dining room space which has views over the rear gardens and is adjacent to the kitchen, it also has a feature fireplace and is part open to the separate living room space which enjoys a bay window to the front aspect with a bright and airy feel, also of note; is the decorative period style fireplace. The kitchen has a range of wall and base cabinets with contrasting work surfaces, there is space for a freestanding oven as well as an extractor hood and space for further appliances, the rear utility provides space for the washing machine and leads onto a convenient downstairs shower room. To the first floor; the main bedroom enjoys views over the rear gardens and has an adjoining and well proportioned bathroom which has a full suite including a bath, wash hand-basin and a low level WC- all finished to a modern style. The second bedroom completes the first floor and is of generous proportions, it has fitted wardrobe space and an aspect to the front of the property. To the front of the property is a block paved driveway providing off street parking, gated access leads to the rear garden where there is a hard landscaped patio terrace area which is ideal for outdoor dining, there is a selection of well stocked beds with mature shrubs and plants along with an established fishpond and a further garden area behind the timber trellis.





GROUND FLOOR



FIRST FLOOR



Littlehaven Lane

Approximate Area = 807.07 sq ft / 74.98 sq m

Total = 807.07 sq ft / 74.98 sq m

For identification only - not to scale



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.