



**Lambs Farm Road,
Horsham, RH12 4BS**

£700,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

This four-bedroom semi-detached property is superbly positioned within a six-minute walk of Littlehaven Railway Station, offering easy rail access into Horsham and London. A Tesco Express convenience store is just five minutes away on foot-ideal for everyday essentials. The excellent Littlehaven Infant School is a 7-minute walk, making school runs stress-free.

Multiple bus routes, including the number 98, stop at nearby Dickins Way or Comptons Lane, both around a 2–3 minute walk away. Horsham town centre, with its shops, restaurants, and leisure facilities, is approximately 20 minutes on foot or a short bus ride.

PROPERTY

A deceptively spacious four-bedroom detached home set in a sought-after location in North Horsham. Well-maintained and offering flexible living across two floors, this family home is perfect for those looking for space, light, and potential.

The large open-plan lounge and dining area enjoys dual-aspect windows, filling the space with natural light and providing views of both the front and rear gardens. The kitchen opens into an extended utility area, complete with extensive built-in storage, coat hooks, and direct access to the garden-ideal for family life.

There are four well-proportioned bedrooms, a family bathroom upstairs, and a useful ground floor cloakroom. While the property is well-presented, it also offers scope for modernization or further extension (STPP), making it an exciting opportunity for buyers looking to add their own stamp.

Situated within easy reach of local shops, popular primary schools, playing fields, and country walks, this is a truly versatile home with a warm, welcoming feel. Viewing is highly recommended.

OUTSIDE & PARKING

The rear garden is a standout feature-a mature, private space with a well-kept lawn, established shrub borders, and room for play equipment or garden furniture. The outlook is green and leafy, creating a peaceful setting for relaxing or entertaining.

To the front, the property benefits from driveway parking for multiple vehicles and a lawned front garden set behind a natural hedge for added privacy. With side access to the rear and space to extend or improve (STPP), this plot offers plenty of room to grow into.





Buses

1 min walk



Shops

Tesco Express
7 min walk



Trains

Horsham – 1.2 miles
Littlehaven – 0.2 miles



Airport

Gatwick
13.1 miles



Roads

M23
5.9 miles



Sport & Leisure

Dual Strength & Fitness
14 min walk
The Holbrook Club
16 min walk



Rental Income

£ tbc pcm



Schools

Littlehaven infant school
Holbrook Primary School
The Forest School
Millais



Broadband

Up to 600 Mbps



Council Tax

Band
F

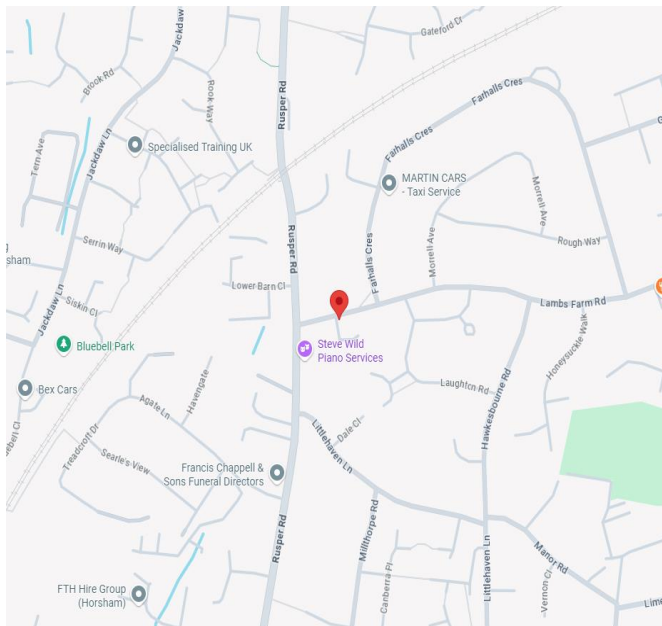


Ground Floor
Floor area 90.4 sq.m. (973 sq.ft.)



First Floor
Floor area 58.4 sq.m. (628 sq.ft.)

Map Location



Total Approximate Floor Area

1,601 sq ft / 149 sq m

EPC Rating



Viewing arrangements by
appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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