



16 LANYON CLOSE

HORSHAM

£400,000
FREEHOLD

Nestled in the highly sought-after area of Lanyon Close, Horsham, this charming house offers a delightful blend of comfort and modern living. Built in 1997, the property spans an inviting 752 square feet and features a well-designed layout that is perfect for both relaxation and entertaining.

Upon entering, you are welcomed into a spacious reception room that flows seamlessly into a large modern kitchen diner at the rear. This open-plan space is ideal for family gatherings or hosting friends, providing a warm and inviting atmosphere. The kitchen is well-equipped, making it a joy for any home cook.

The property boasts a large main bedroom and a good sized second bedroom, each offering ample space for furnishings and personal touches. The modern family bathroom is tastefully designed, ensuring convenience and comfort for all residents.

Outside, the landscaped garden presents a tranquil retreat, perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, the house benefits from a garage with direct access into the house, along with a driveway, providing practical solutions for parking and storage.

This property is not only a lovely home but also situated in a desirable location, making it an excellent opportunity for first-time buyers or those looking to downsize. With its combination of modern amenities and a welcoming atmosphere, this house is sure to impress. Do not miss the chance to make this delightful property your new home.

Situated in the desirable town of Horsham, Lanyon Close offers residents a blend of convenience and tranquility. Here's an overview of the local amenities, green spaces, transport links, and schools in the vicinity:

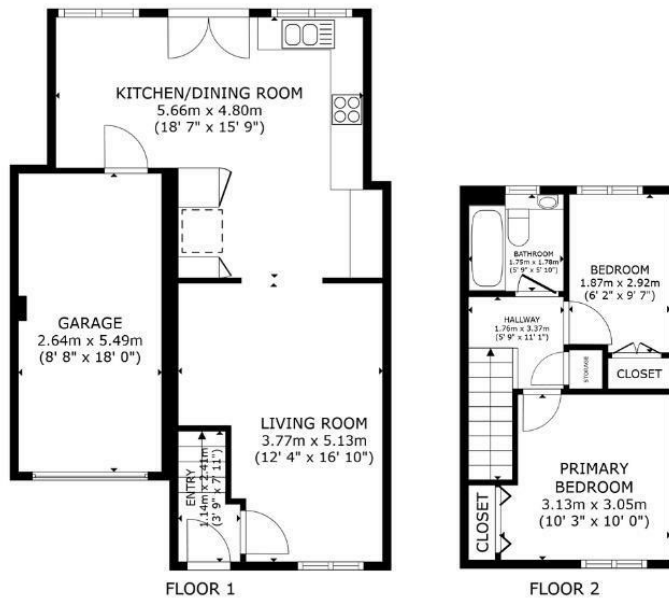
EPC rating: D

Local Amenities:

Horsham Park: A central hub for leisure and relaxation, Horsham Park offers expansive lawns, a picturesque lake, tennis courts, and a children's playground.

Leechpool and Owlbeech Woods: These adjacent woodlands provide scenic walking trails and are home to a variety of wildlife, making them ideal for nature enthusiasts.

Southwater Country Park: Located a short drive away, this park features lakes, walking paths, and a dedicated children's area, offering a perfect setting for family outings.



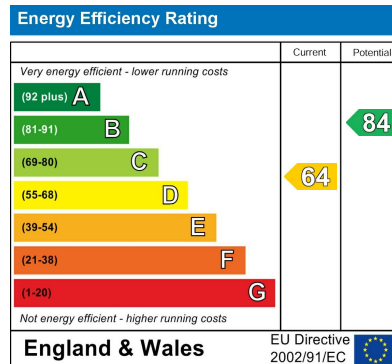
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GROSS INTERNAL AREA
FLOOR 1 44.8 m² (482 sq.ft.) FLOOR 2 25.1 m² (270 sq.ft.)
EXCLUDED AREAS : GARAGE 14.5 m² (156 sq.ft.)
TOTAL : 69.9 m² (752 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

- SPACIOUS TWO BEDROOM HOUSE
- STUNNING MODERN INTEGRATED KITCHEN
- TWO GOOD SIZED BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION

- GARAGE AND DOUBLE DRIVEWAY
- LANDSCAPED GARDEN
- MODERN AND ATTRACTIVE BATHROOM
- 0.5MI TO LITTLEHAVEN STATION



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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