



50 Lambs Farm Road
Horsham, West Sussex, RH12 4DQ
Offers Over £350,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Offered to the market for the first time in over 60 years, this three-bedroomed semi-detached house requires refurbishment and offers an ideal opportunity for discerning buyers to make their own mark to produce a fine home. Situated in the Lambs Farm area of Horsham, the property lies within walking distance of a local convenience store, Littlehaven station and local schools. The accommodation is on two levels and comprises two double bedrooms and one single bedroom, a bathroom and a separate toilet, an entrance hall, open planning sitting/dining room and a fitted kitchen. There are aluminium framed double glazed fitments throughout and a gas fired heating system to radiators. To the side of the property is a single garage with an electric roller door, and there are small front and rear gardens. The vendor's sole agents Courtney Green strongly recommends an internal inspection to appreciate the potential the property offers.

The accommodation comprises:

Double glazed **Front Door** to Fully Enclosed **Entrance Porch** With radiator

Double glazed **Front Door** to **Entrance Hall** Radiator, under stairs cupboard, meters cupboard, door to

Sitting/Dining Room Double glazed double aspect to the front and rear, chimney breast with fire surround having a tiled inlay and gas coal effect real flame fire (untested), two radiators, three wall light points.

Kitchen Double glazed rear aspect and double glazed door to outside. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces having tiled splashbacks, single drainer stainless steel sink with chromium monobloc tap, Blomberg eye level double oven, space for fridge/freezer, four ring electric hob with filter hood over, space and plumbing for washing machine, cupboard housing gas fired Potterton boiler, radiator.

Staircase to **First Floor Landing** Radiator, airing cupboard, over stairs cupboard, loft hatch with drop down ladder to loft space.

Bedroom 1 Double glazed double aspect to the front and side, radiator, double width wardrobe cupboard and linen cupboard.

Bedroom 2 Double glazed rear aspect, radiator, built in desk unit with cupboards and drawers either side.

Bedroom 3 Double glazed front aspect, radiator, over stairs cupboard.

Bathroom Frosted double glazed rear aspect, pedestal wash hand basin, panel enclosed bath with wall mounted Triton T80 electric shower unit over, wall bracket and hand shower, part tiled walls, radiator.

Separate WC Frosted double glazed rear aspect, low level WC, radiator.

OUTSIDE

To the front of the property there is a garden comprising an area of lawn with slate chippings and mixed stone dwarf wall, a driveway with brick pillars and dwarf wall to one side leads to an attached **Single Garage** with electric roller door, power and light and side personal door. A covered pathway leads to a small rear garden which is laid to lawn with concrete pathway leading to a brick store, rear retaining wall with raised bed and apple tree.

Council Tax Band - D

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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