



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

& LINES
James

Littlehaven Lane, Horsham

- SEMI-DETACHED
- CLOSE TO LITTLEHAVEN STATION
- THREE BEDROOMS
- FREEHOLD
- COUNCIL TAX BAND D
- EPC RATING C
- MODERN DECOR THROUGHOUT
- OFF ROAD PARKING

**** OFFERED FOR SALE WITH NO ONWARD CHAIN ****
well presented three bedroom property which benefits from off driveway parking, situated in walking distance of Littlehaven station.

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 and features a bay window. 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.

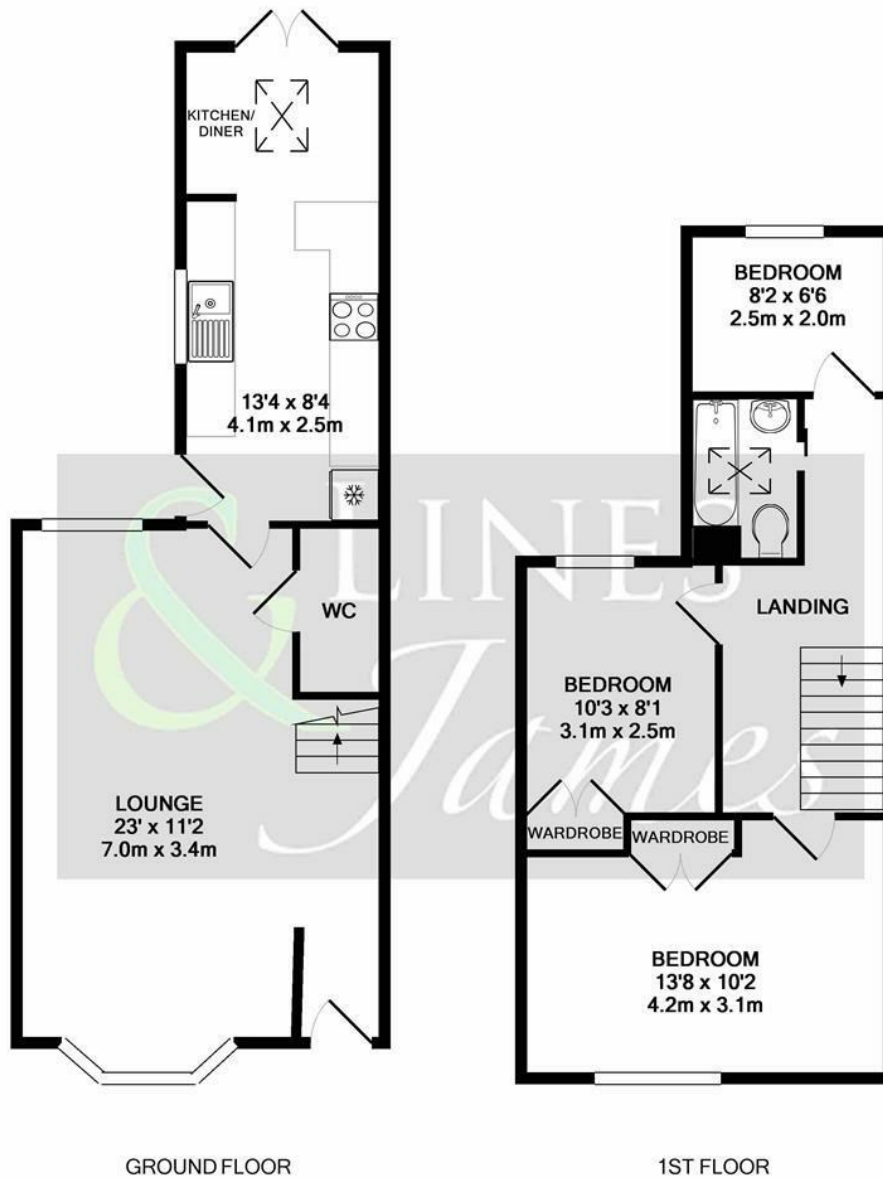
The property is fully double glazed with gas central heating to radiators.

Outside

One of the standout features of this property is the parking provision at the front, 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 raised area of lawn with well stocked borders, a shed provides storage and there is a gate to access the front driveway.







Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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