



The Orchards Littlehaven Lane Horsham RH12 4UX

for sale
£325,000



Property Description

Tucked away in a peaceful cul-de-sac, this delightful two-bedroom semi-detached bungalow offering the perfect balance of comfort, privacy and convenience, ideal for first time buyers, downsizers or investors alike the property is perfect for someone who would like to put their own stamp on it.

The rear garden is designed for ease of maintenance while providing a tranquil spot to unwind, ideal for summer dining, gardening or simply enjoying quiet afternoons outdoors.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.



Hall

12' 6" (max) x 6' (max)
(3.81m (max) x 1.83m (max))

Lounge / Diner

16' 9" (max) x 9' 7" (max)
(5.11m (max) x 2.92m (max))

Kitchen

9' 1" (max) x 7' 2" (max)
(2.77m (max) x 2.18m (max))

Bedroom 1

9' 1" (max) x 11' (max)
(2.77m (max) x 3.35m (max))

Bedroom 2

7' 4" (max) x 7' 9" (max)
(2.24m (max) x 2.36m (max))

Wet Room

7' 6" (max) x 6' 2" (max)
(2.29m (max) x 1.88m (max))

External

Rear Garden

Allocated Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
 HORSHAM RH12 1EE

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HSH407357



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HSH407357 - 0002