



Littlehaven Lane, Horsham, West Sussex, RH12 4JB



woodlands



Located close to Littlehaven train station in a popular location of Horsham, this detached house has been significantly extended over the years to provide an impressive amount of living accommodation, 5/6 bedrooms - all doubles and a large rear garden. The property offers the new owners the opportunity to enhance and put their own stamp on the design.

Driveway parking for several vehicles and an attached single garage lead to an enclosed entrance porch and into a spacious entrance hall. The main living space is a very generous size, with a living area to the front with a feature bay window and large dining/family room with door leading to the back garden.

Beyond this is an additional reception room that could work well as a home workspace, or could also be used as a double bedroom, benefitting from the adjacent downstairs guest shower room. The kitchen/breakfast room is fitted with a good range of base and wall units, has a range cooker and space for free standing white goods.

From the hallway, stairs lead to the first floor - there are five bedrooms on this floor- all of which are doubles. A family bathroom completes the internal accommodation.

To the rear is an excellent sized garden, featuring a covered veranda area off the living space, mainly laid to lawn but with mature borders providing a good degree of privacy.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 9'10" x 2'04" (3.00m x 0.71m)

ENTRANCE HALL 7'01" x 12'10" (2.16m x 3.91m)

KITCHEN/BREAKFAST ROOM 9'01" x 20'0" (2.77m x 6.10m)

LIVING ROOM 21'04" x 30'03" excl bay (6.50m x 9.22m excl bay)

STUDY AREA 7'0" x 6'05" (2.13m x 1.96m)

BEDROOM 6/RECEPTION ROOM 8'0" x 13'09" (2.44m x 4.19m)

SHOWER ROOM 6'03" x 5'06" (1.91m x 1.68m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'08" x 9'08" min (3.56m x 2.95m min)

BEDROOM TWO 9'05" x 12'0" (2.87m x 3.66m)

BEDROOM THREE 9'05" x 11'01" (2.87m x 3.38m)

BEDROOM FOUR 10'11" x 8'07" (3.33m x 2.62m)

BEDROOM FIVE 7'10" x 11'09" (2.39m x 3.58m)

FAMILY BATHROOM 7'01" x 6'06" (2.16m x 1.98m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

SINGLE GARAGE 9'07" x 15'04" (2.92m x 4.67m)

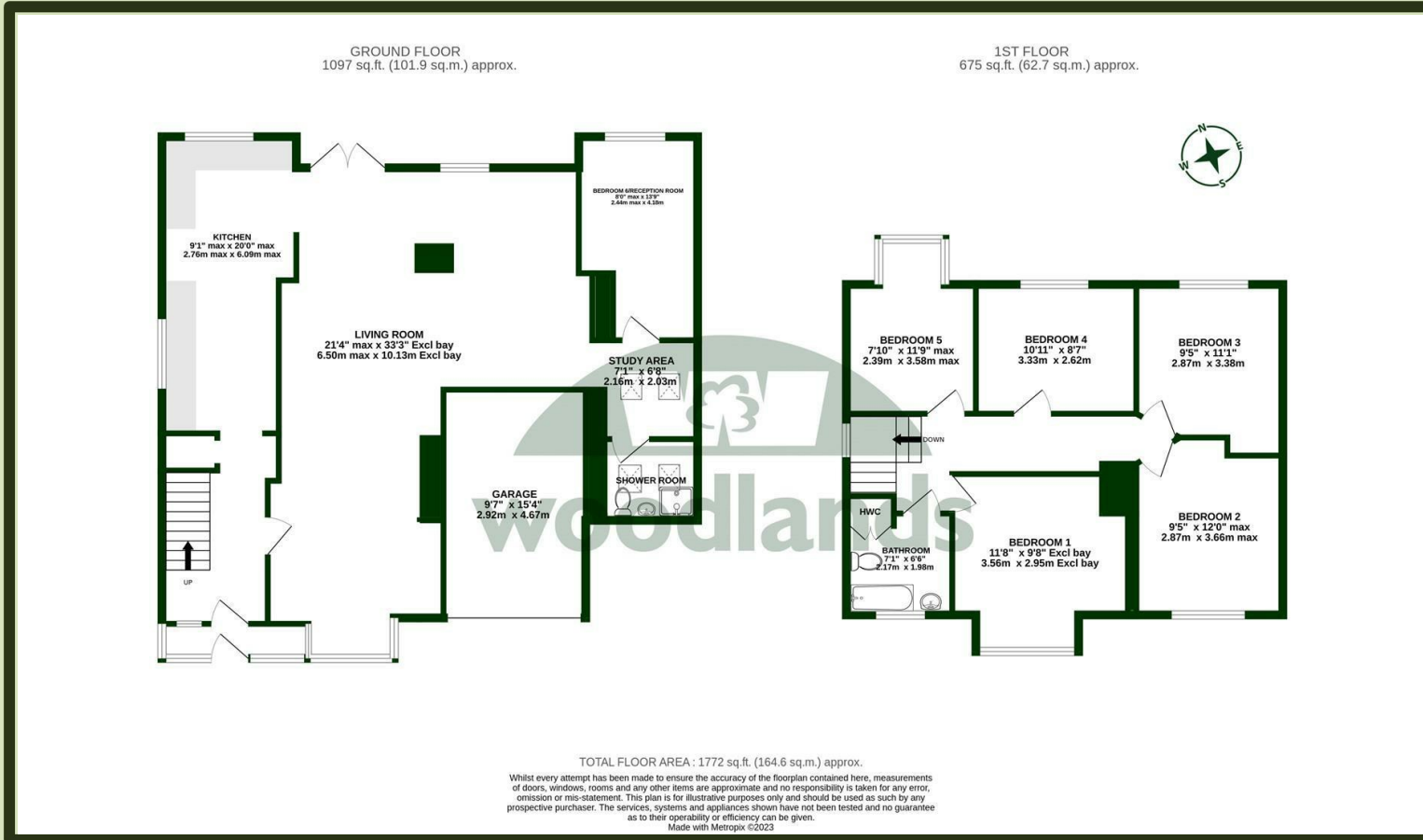
REAR GARDEN



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LOCATION: The property is situated close to Littlehaven Railway Station which has a mainline to Gatwick and London and is within walking distance of Littlehaven Primary school. Nearby shops are available for day to day needs and Horsham Town centre is 1.5 miles distant.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the roundabout take the second exit into Kings Road and at the next roundabout take the second exit into Rusper Road. Littlehaven Lane is then the second turning on the right.

COUNCIL TAX: Band F.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.