



Lambs Crescent, Horsham, West Sussex, RH12 4DH







Perfectly positioned on an attractive residential road in one of Horsham's most desirable areas, this well-presented two double bedroom home offers a superb opportunity for a variety of buyers. Whether you're a first-time purchaser, a downsizer, or an investor, this property combines versatile living accommodation with huge potential to extend or modify—just as many neighbouring homes have done successfully (subject to the necessary permissions). And with no onward chain, a smooth move could be just around the corner.

Step inside and you'll find a welcoming entrance hall with access to a spacious integral garage—ideal for storage or ready to be transformed into a modern kitchen/diner and utility area.

Upstairs, the bright and airy living room with Juliet balcony offers the perfect spot to relax, while the well-equipped kitchen provides ample cupboard space and integrated appliances. Two generous double bedrooms and a contemporary bathroom complete the interior.

Outside, the home continues to impress with off-road parking and a generous, well-maintained garden. Featuring a patio area, mature hedging, and plenty of lawn, this private space is ideal for entertaining or unwinding in the sunshine.

Location is everything—and this one truly stands out. Just a short walk from Littlehaven Station, you'll be on a direct line to London in under an hour, making it an ideal base for commuters. The area is also home to popular primary schools, local shops, and leafy green spaces. Horsham's vibrant town centre, with its thriving mix of independent boutiques, major retailers, cafes, restaurants, and cultural attractions, is just a short drive away.

Offering space, potential, and an unbeatable location, this property is not to be missed.

Please note: The property has a flying freehold.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL 6'03" x 5'02" (1.91m x 1.57m)**

**Door to:**

**INTEGRAL GARAGE 9'10" x 16'09" (3.00m x 5.11m)**

**UTILITY 9'09" x 5'05" (2.97m x 1.65m)**

**FIRST FLOOR**

**LANDING**

**LIVING ROOM 13'01" x 15'01" (3.99m x 4.60m)**

**BALCONY 6'10" x 2'0" (2.08m x 0.61m)**

**KITCHEN 10'07" x 9'04" (3.23m x 2.84m)**

**BEDROOM ONE 11'07" x 10'09" (3.53m x 3.28m)**

**BEDROOM TWO 8'04" x 13'0" (2.54m x 3.96m)**

**FAMILY BATHROOM 6'03" x 5'11" (1.91m x 1.80m)**

**OUTSIDE**

**OFF ROAD DRIVEWAY PARKING**

**REAR GARDEN**

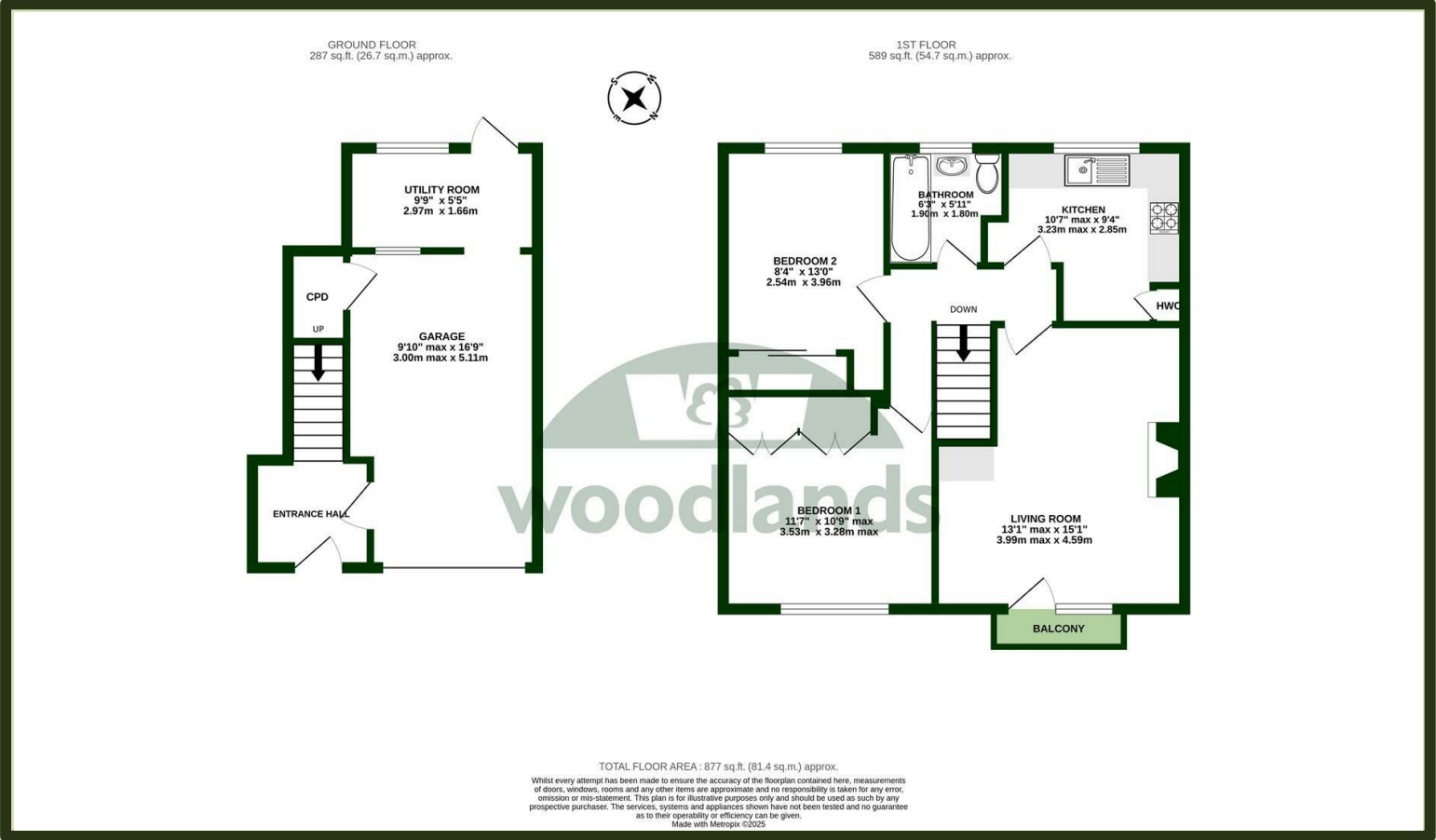
**NO ONWARD CHAIN**



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**LOCATION:** Lambs Crescent is in a popular residential area offering good access for local shops and schools. There are also good road links for the A264 for Dorking, Crawley and Gatwick. Horsham town centre is easily accessible via a short drive or regular bus services into town and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Littlehaven Station is nearby with a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

**DIRECTIONS:** From Horsham Town Centre proceed in a Northerly direction along North Street. At the mini roundabout go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road. Proceed for approximately ½ mile and turn right into Lambs Farm Road. Lambs Crescent is then the third turning on the right.

**COUNCIL TAX:** Band C.

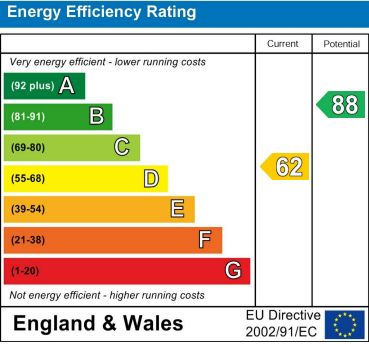
**EPC Rating:** D.

**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.**



**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.