



8 Lanyon Close, Horsham, West Sussex, RH12 5JP

Guide Price **£400,000 - £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- 2 reception rooms
- Well presented semi detached house
- Built in the 1990s
- Master bedroom with en suite
- Driveway and garage with power
- Private garden
- Scope to enlarge
- Close to schools, transport links, shops and walks

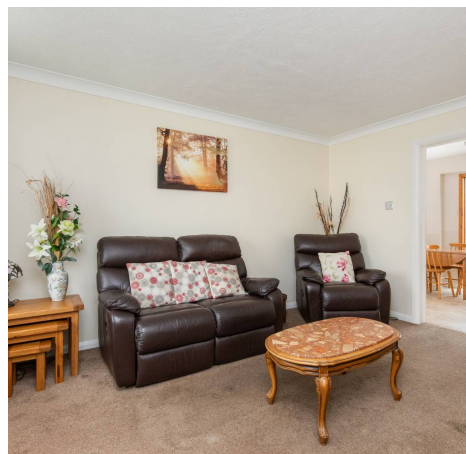
A well presented 2 double bedroom, 2 reception room semi detached house, built in the 1990s with driveway, garage and no onward chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A well presented 2 double bedroom, 2 reception room semi detached house, built in the 1990s with driveway, garage and no onward chain. The property is situated on a popular development, close to excellent schools, major transport links, shopping facilities and walks.

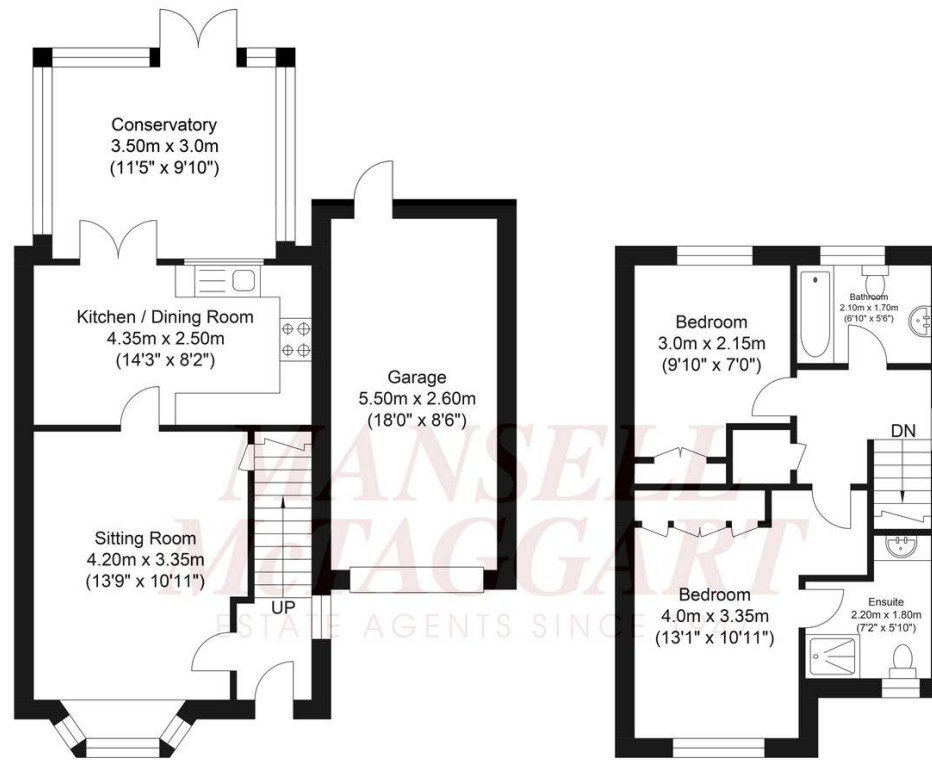
The accommodation comprises: entrance hallway, sitting room, kitchen/breakfast room refitted with an attractive range of units, integrated appliances and doors into the good sized conservatory. On the first floor there is access into the loft which lends itself for conversion. The master bedroom has fitted wardrobes and an en suite shower. There is a further double sized bedroom and family bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (combination boiler located in the loft).

A driveway provides parking for 1 vehicle, leading to the garage with power and eaves storage. There is an opportunity to create an additional reception room with a garage conversion and a larger driveway, if required. The 33' X 25' rear garden is lawned with well stocked borders and paved patio.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
614.61 sq ft
(57.10 sq m)

First Floor
Approximate Floor Area
348.75 sq ft
(32.40 sq m)

Approximate Gross Internal Area (Including Garage) = 89.50 sq m / 963.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.