



Farhalls Crescent, Horsham, West Sussex, RH12 4BT



woodlands



Set within one of Horsham's most sought-after residential locations, this beautifully styled extended semi-detached home offers the perfect blend of contemporary living and family-friendly space.

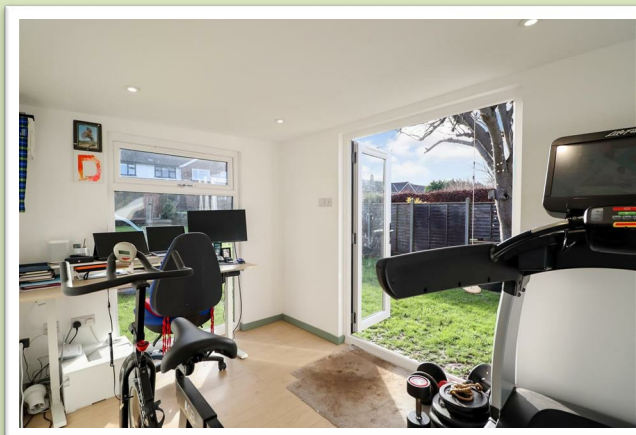
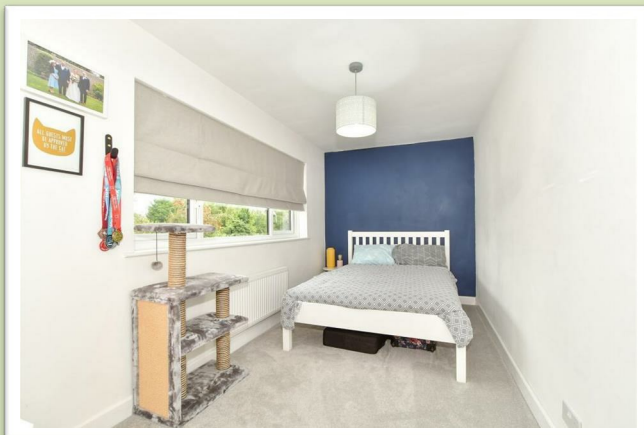
The standout feature is the impressive rear extension, which has transformed the home into a bright and welcoming hub, with a stunning kitchen and dining area designed for modern family life and entertaining. Bathed in natural light from roof windows and wide French doors, the space opens onto an elevated patio with views across the generous rear garden, creating a seamless connection between indoor and outdoor living.

The accommodation is both flexible and well balanced, offering ample room for social gatherings while still providing quieter areas to unwind. A separate front lounge delivers a cosy retreat away from the main living space, ideal for relaxed evenings. Practicality is equally well considered, with a useful utility area and ground floor cloakroom enhancing everyday convenience. Externally, the property continues to impress with plentiful off-road parking and a large garden, within which sits a modern home office - perfect for remote working or creative use.

Upstairs, the home features three well-proportioned bedrooms, including two comfortable doubles, a further single room and a stylish, modern family bathroom.

Immaculately presented throughout with a contemporary finish, the property is ready to move straight into. Ideally positioned within easy walking distance of local shops and Littlehaven Station, and with Horsham town centre, excellent schools and major transport links close by, this is an exceptional opportunity for families seeking space, style and location in equal measure.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 6'11" x 10'07" (2.11m x 3.23m)

LOUNGE 15' x 10'07" (4.57m x 3.23m)

KITCHEN/DINING ROOM 20'09" x 17'04" (6.32m x 5.28m)

UTILITY ROOM 5'05" x 3'09" (1.65m x 1.14m)

CLOAKROOM 5'05" x 3'09" (1.65m x 1.14m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'0" x 10'11" (4.27m x 3.33m)

BEDROOM TWO 14'0" x 7'02" (4.27m x 2.18m)

BEDROOM THREE 8'02" x 7'10" (2.49m x 2.39m)

FAMILY BATHROOM 8'02" x 5'05" (2.49m x 1.65m)

OUTSIDE

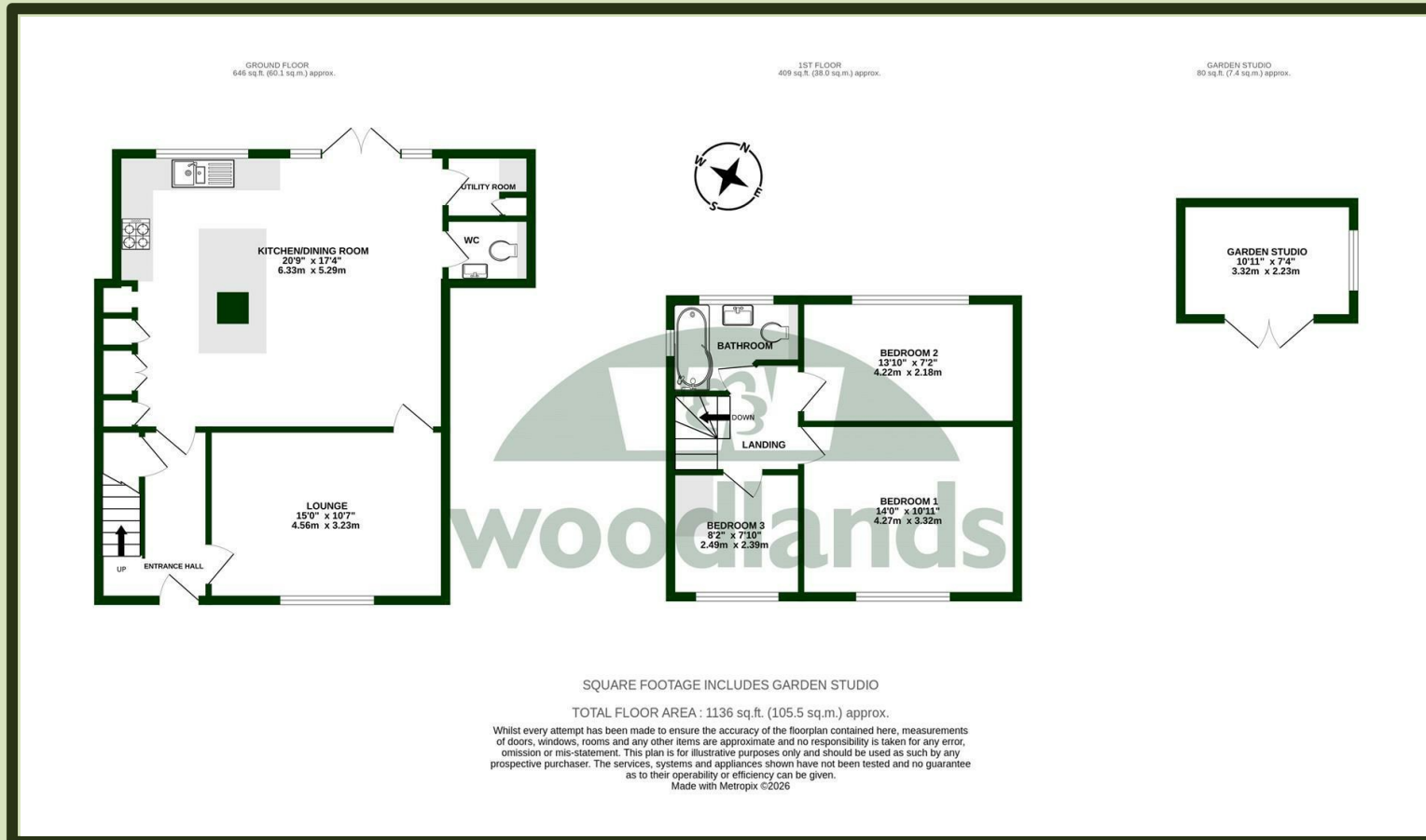
DRIVEWAY PROVIDING OFF ROAD PARKING

REAR GARDEN

GARDEN ROOM



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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. Farhalls Crescent is the first turning on the left.

COUNCIL TAX: Band D.

EPC Rating: E.

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.

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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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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