



Littlehaven Lane, Horsham, West Sussex, RH12 4JB





Extended, versatile and exceptionally well positioned, this substantial bungalow offers far more than first meets the eye. Having been thoughtfully extended and improved over the years, the property now provides well-balanced accommodation arranged over two floors, with the flexibility to suit a wide range of buyers.

Two bedrooms are located on the ground floor, making this an ideal choice for those looking for predominantly single-storey living, whilst the impressive first-floor loft room provides a versatile space that is currently put to excellent use as a double bedroom.

The location is equally appealing, with Littlehaven railway station just a short distance away, providing direct rail links to London, whilst local shops, well-regarded schools and excellent transport connections are all easily accessible. The property has been well maintained, including a replacement roof in 2022, and is ready to move into whilst offering plenty of scope for the new owners to update the décor and make the home their own.

Approached via a driveway and neat front garden, the property enjoys a good degree of privacy thanks to the established hedge. A covered porch leads into a bright and welcoming entrance hall, with stairs rising to the first floor. Two generous double bedrooms are positioned at the front of the property, both benefiting from fitted storage and offering excellent flexibility for family members, guests or home working.

The kitchen, installed in approximately 2017, is well equipped with ample units, granite worktops and LVT flooring, together with an integrated fridge, space for an under-counter freezer (please note the current integrated freezer is no longer functioning and would need to be replaced by the new owners), fitted oven and microwave. There is also space for a small breakfast table, creating a useful and sociable area for everyday dining. The contemporary shower room has been stylishly updated and features a double shower enclosure, vanity wash basin and further LVT flooring.

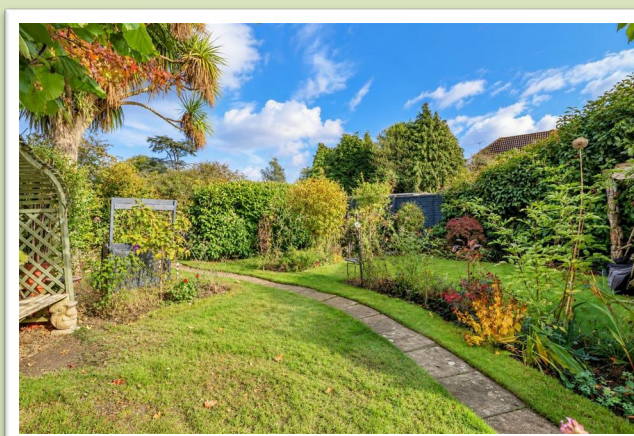
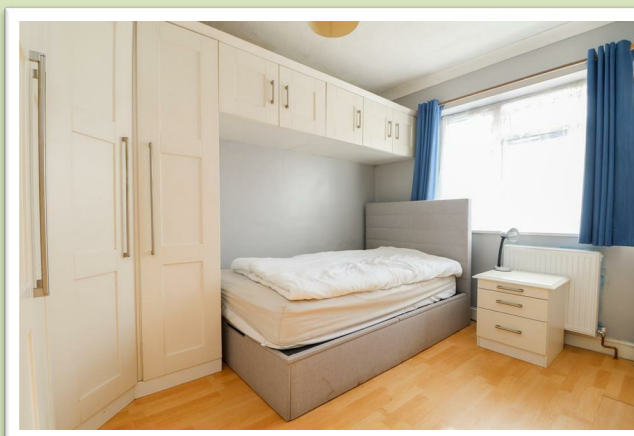
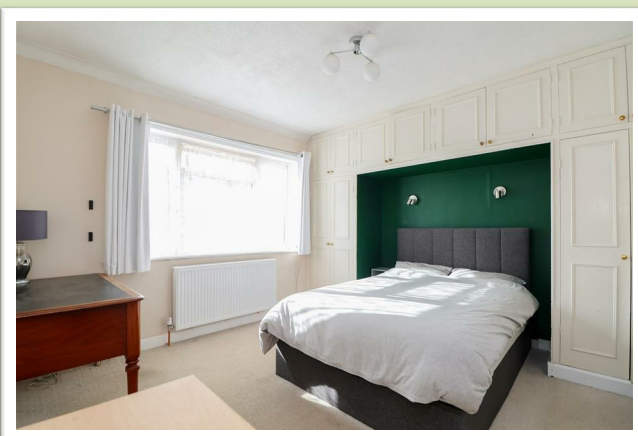
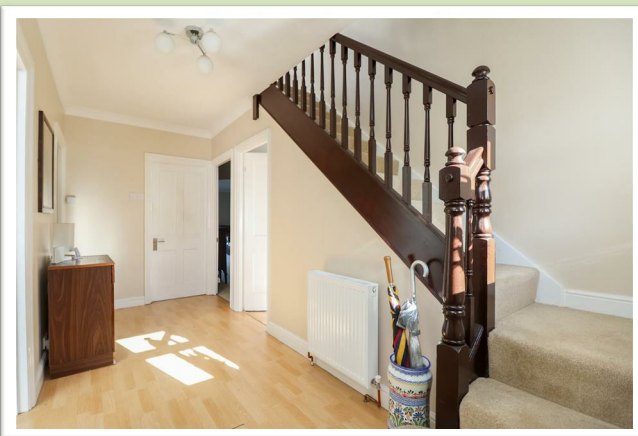
At the centre of the home is a particularly impressive living and dining room, with its generous proportions and dual aspect providing plenty of space for both relaxing and entertaining. The open-plan layout works exceptionally well, while sliding patio doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The garden is a real highlight, with mature borders, areas of lawn and several seating areas providing plenty of opportunity to relax and enjoy the outdoors. Towards the rear is a dedicated working area with raised beds, currently used for growing fruit and vegetables, making this a particularly enjoyable space for those with green fingers.

Upstairs, the spacious loft room, accessed by a turned staircase from the hallway, adds another dimension to the property and is currently used by the owners as a principal double bedroom. Complete with a fitted double wardrobe and useful alcove storage, it offers excellent versatility and could easily be adapted to suit a variety of needs. There is also easy access to loft storage space.

With its generous accommodation, flexible bedroom arrangements, excellent Horsham location and attractive established garden, this is a home that offers both immediate comfort and plenty of potential for the future.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

DINING ROOM 10'5" x 10'10" (3.18m x 3.30m)

OPEN TO:

LIVING ROOM 12'4" x 16'1" (3.76m x 4.90m)

KITCHEN 12'0" x 10'10" (3.66m x 3.30m)

BEDROOM ONE 11'11" x 11'11" (3.63m x 3.63m)

BEDROOM TWO 10'5" x 12'0" (3.18m x 3.66m)

SHOWER ROOM 5'7" x 7'8" (1.70m x 2.34m)

FIRST FLOOR

LOFT ROOM 14'4" x 14'5" (4.37m x 4.39m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

REAR GARDEN

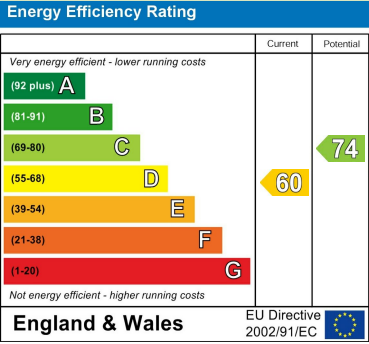
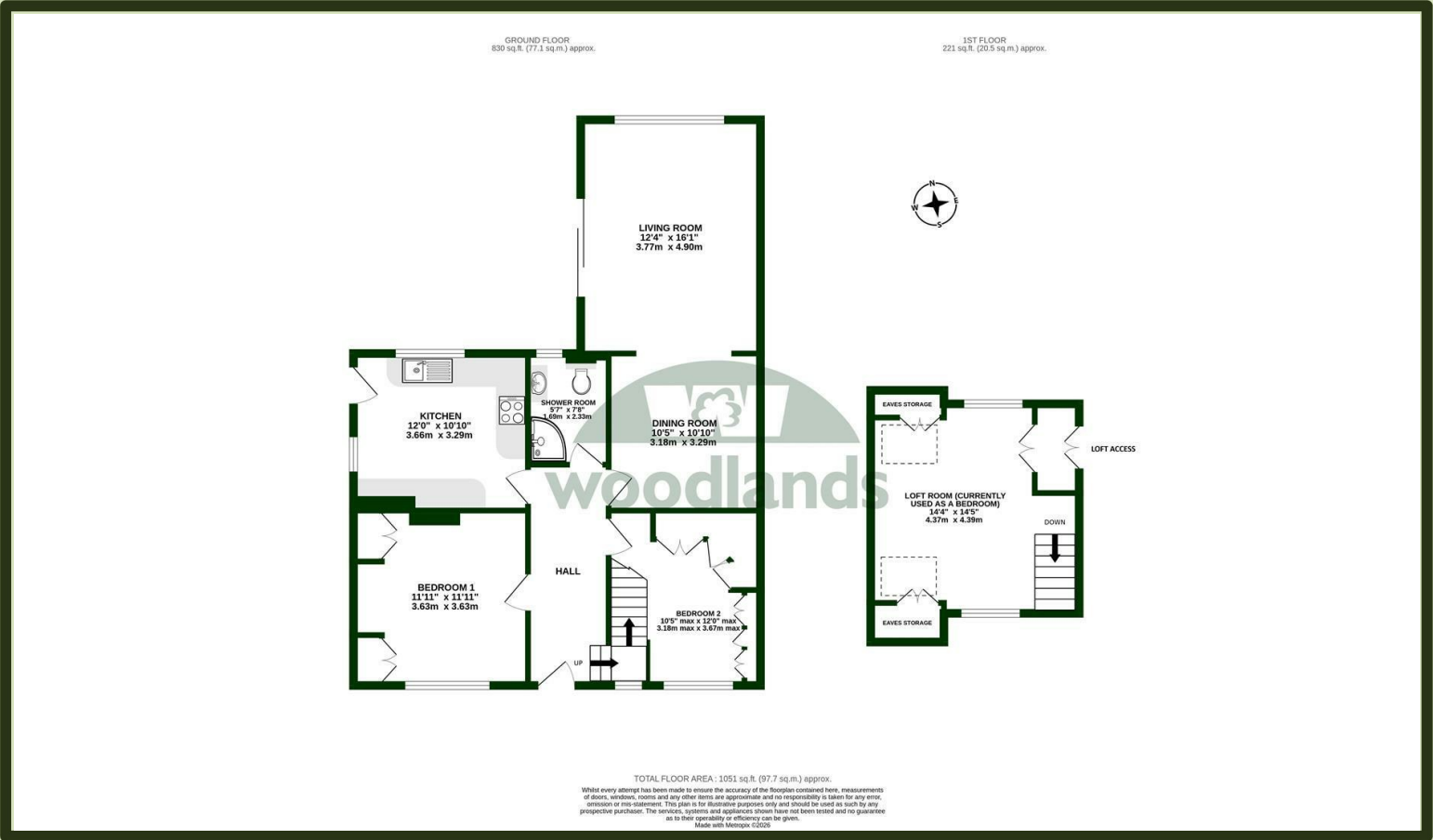
NO ONWARD CHAIN



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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 E.

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.

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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.