



27 Lanyon Close

Horsham, West Sussex, RH12 5JP
Guide Price £410,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A rarely available two double bedroom link-detached house, occupying an elevated position within this highly sought-after North Horsham cul-de-sac. The property is ideally positioned for day-to-day convenience, being just a short walk from Holbrook Surgery, a Boots pharmacy, and Busy Bees nursery. Littlehaven mainline railway station lies just over half a mile away, providing regular services to London, while a frequent bus service can be found at the end of the road. The accommodation comprises an entrance hall, a sitting room, and a kitchen/breakfast room which makes up the ground floor. On the first floor there is a large principal bedroom with fitted wardrobes and an ensuite shower room, a second double bedroom with fitted wardrobe, and a family bathroom. The property is double glazed throughout and a gas fired boiler provides heating and hot water. Offered to the market with no onward chain.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

The accommodation comprises:

Entrance Hall

A welcoming entrance hall with a radiator and a side aspect window. Door leads to the sitting room and stairs rise to the first floor landing.

Sitting Room

A bright sitting room with a front aspect bay window, radiator and a feature electric fireplace. There is a useful under-stairs storage cupboard and a door leading through to the kitchen.

Kitchen/Breakfast Room

The kitchen comprises a range of eye and base level cabinets and drawers finished in gloss white with complementing wood effect worktops over. There is a composite sink and drainer with mixer tap, integrated electric oven with four burner electric hob and hidden extractor over, integrated fridge/freezer, space and plumbing for dishwasher, and a rear aspect window. Open to the kitchen, the breakfast area has space for a table and chairs, and sliding doors which open to the rear garden.

From the entrance hall, stairs rise to the first floor landing, where there is a side aspect window, loft hatch providing access to the loft space, and an airing cupboard housing the hot water tank with shelving above. Doors lead to all rooms.

Principal Bedroom

A spacious principal bedroom with a front aspect window, radiator, fitted wardrobes and a door leading to the ensuite shower room.

Ensuite Shower Room

Comprising a recently updated walk-in shower, low level WC and vanity wash hand basin with mixer tap and storage beneath. There is a radiator, front aspect obscured window and extractor fan.

Bedroom 2

A further double bedroom with a rear aspect window overlooking the garden, radiator and fitted wardrobe.

Bathroom

The bathroom comprises an enclosed panel bath with mixer tap and handheld shower attachment, low level WC and pedestal wash hand basin. There is a vanity mirror with light and shaver point, radiator and half-height wall tiling. Rear aspect obscured window and extractor fan.

Garage

An attached garage with an up-and-over door to the front and a rear door providing access to the garden. The garage benefits from power and lighting, with space and plumbing for a washing machine.

Outside

To the front, a block paved driveway provides off road parking and vehicle access to the garage, there is a neatly kept lawn and pathway leading to the front door and side access.

To the rear, the garden is wonderfully private and enjoys a sunny southerly aspect. The rear garden is mainly laid to lawn with a paved patio creating a perfect outdoor entertaining area. There is established border planting with mature shrubs and trees, and a paved path leads to the side access.

Council Tax Band - D

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

