



Lynwood, 23 St Leonards Road
Horsham, West Sussex, RH13 6EH
Offers in excess of £650,000 Freehold



**COURTNEY
GREEN**

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Lynwood, 23 St Leonards Road, Horsham, West Sussex, RH13 6EH

An exceptional three-bedroom Victorian detached home, beautifully modernised and enhanced to offer a superb balance of period charm and contemporary comfort. Situated in a highly desirable location in the heart of Horsham, Lynwood is within walking distance of Horsham town centre, railway station, excellent schools and a range of other local amenities.

The current owners have preserved the home's original character while introducing stylish modern upgrades to the kitchen and windows throughout. High ceilings, generously sized rooms, hardwood flooring and elegant period detailing are complemented by a contemporary wood-burning stove, modern bathrooms, and a newly fitted kitchen. Double glazing was installed throughout in 2023, the fuse board was replaced in 2024 and the property benefits from gas-fired central heating.

A particularly rare feature is the exceptionally wide frontage, providing generous off-street parking for up to 3 vehicles under a sizable carport. In addition, the property enjoys rear access onto Higgins Way and Bennet's Field.

Accommodation

The covered carport leads to the main entrance, opening into a welcoming **hallway** with stained-glass detailing, solid oak flooring, and a staircase to the first floor. For convenience there is a **cloakroom** off the hallway.

The **sitting room** is a beautifully presented space featuring a bay window, hardwood flooring, and fireplace with a contemporary wood-burning stove set on a granite hearth. Double doors lead through to the **dining room/family room**, which is ideal for entertaining and family living, featuring stylish painted panelling, excellent natural light from double aspect windows with views over the garden.

The recently renovated **kitchen** is finished to a high standard, with quartz worktops and splashbacks, shaker-style cabinetry, integrated appliances, and ample storage. This flows seamlessly into a bright breakfast room with doors opening directly onto the garden, creating an ideal everyday living and dining space.

To the first floor, the **principal bedroom** enjoys a front-facing aspect, high ceilings, fitted wardrobes, and a stylish **en-suite shower room**. **Two further bedrooms** overlook the garden to the side and rear, one currently arranged as a home office. A **luxurious family bathroom** completes the accommodation, featuring a freestanding bath and contemporary fittings.

Outside

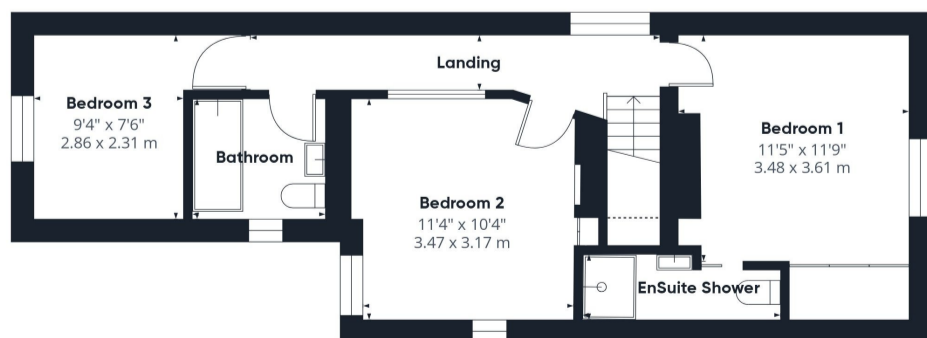
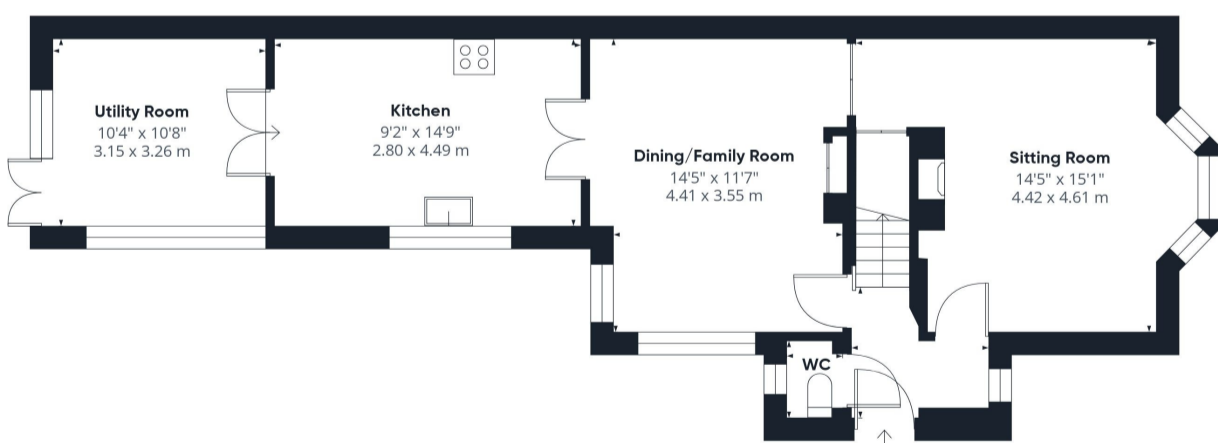
The front of the property is attractively arranged, with a mature yew hedge providing excellent privacy. Thoughtfully positioned planting beds frame the sitting room's bay window, while a wide driveway and substantial carport offer generous parking.

The rear garden is a delightful and private space, thoughtfully arranged with a shaped lawn, slate patio areas, raised beds, a sunroom and shed. A pedestrian gate provides access to Higgins Way and Bennett's Field.

Council Tax Band - E

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

Ref: 26/5929/21/01



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E		60	
F			
G			
Very energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Approximate total area^m
1169 ft²
108.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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