

Lanyon Close, Horsham, RH12 5JP
£2,850 Per Month
Council Tax Band:



LOCATION

Open House are delighted to bring to the market this very well-presented four bedroom house set in a quiet cul-de-sac location in the sought after Lemmington Way area of North Horsham. It is just a 10 minute walk to Littlehaven station serving London Bridge and Victoria and a short drive to the A264, providing quick access to the M23 and Gatwick Airport. In addition, the house is within walking distance of , 200 Bus stop to Horsham/Gatwick, All Saints C of E Primary School, doctors surgery, dental practice, Busy Bees Nursery and Bohunt Secondary school.

PROPERTY

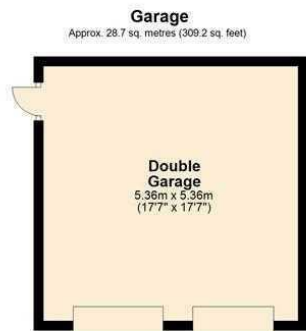
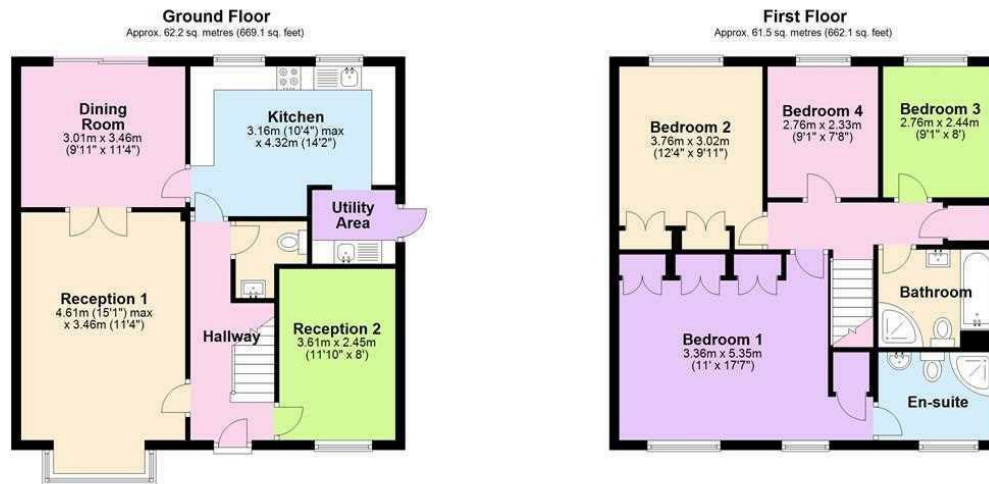
You enter into a large hallway, with stairs directly ahead and doors into the living room to the left, study/second reception room to the right and kitchen straight ahead. The living room has a lovely square bay window, feature fireplace and double doors into the dining room at the rear. The dining room has large patio doors leading out to the secluded rear garden. The large, modern kitchen is adjacent to the dining room and has a range of stylish, gloss base and wall units and space for a dining table. Finally, off the kitchen is the utility room with a sink and back door leading out to the garage area and garden. A WC under the stairs completes the downstairs accommodation. Upstairs are four good-sized bedrooms, the master bedroom is very large, with a range of built-in wardrobes and a further cupboard with hanging rail. It also has a good-sized en-suite with large walk-in shower cubicle. The second bedroom also has a good range of built-in wardrobes and there is also an airing cupboard on the landing. Finally, the family bathroom has a modern white suite, bath and separate shower cubicle.

OUTSIDE

This property has a large driveway with parking for at least 4 cars. The huge double garage provides excellent storage or indoor gym. The private rear garden has a patio area and is mainly laid to lawn with shrub borders. The garden is maintained by a gardener.



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Total area: approx. 152.4 sq. metres (1640.5 sq. feet)

Total measurements include garage
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	