



1 Littlehaven Lane, Horsham, RH12 4JF

Guide Price £425,000 – £435,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- Well presented Victorian 3 storey semi detached house
- Studio/office with power and internet
- West facing garden with privacy
- Parking for 1 vehicle
- 2 bath/shower rooms
- Close to schools, transport links, shops and walks
- Kitchen/dining room

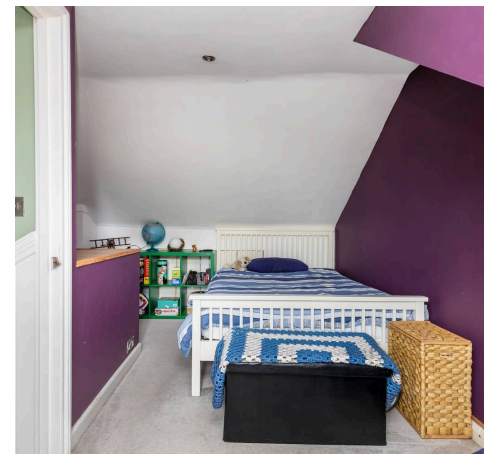
A charming and versatile 3 double bedroom Victorian 3 storey semi detached house with parking for 1 vehicle, west facing garden with privacy and studio/office with power.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





A charming and versatile 3 double bedroom Victorian 3 storey semi detached house with parking for 1 vehicle, west facing garden with privacy and studio/office with power.

The property is situated on a popular residential road, within easy access of major transport links, excellent schools, shopping facilities and country walks in nearby Owlbeech and Leechpool woods.

The accommodation comprises: entrance hallway with storage, bay fronted sitting room with wood burner and kitchen/dining room fitted with an attractive range of units, wood work surfaces, integrated appliances and space for range cooker.

An inner lobby leads into the shower/utility room.

A staircase rises to the first floor with a set of fitted wardrobes, 2 well proportioned double bedrooms and family bath/shower room.

On the second floor the final double bedroom is located with eaves storage and perfect for a teenager or guests.

Benefits include bespoke shutters, double glazed windows and gas fired central heating to radiators (Worcester combination boiler located in the kitchen).

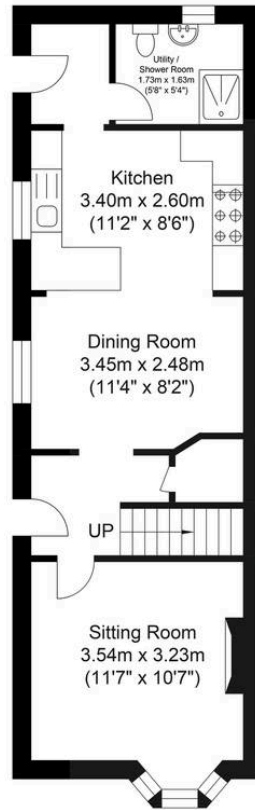
There is parking for 1 vehicle to the front of the property.

The 26' x 19' west facing garden with feature well offers a good degree of privacy and is ideal for those looking for a low maintenance entertaining space. The garden is predominantly laid to an Indian Sandstone patio and raised borders.

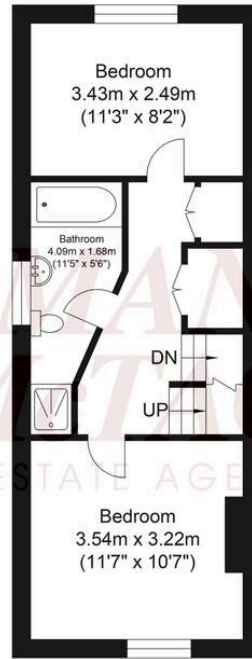
A 10' 9 x 7'2 timber framed studio/office with power and internet connection has multiple uses.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





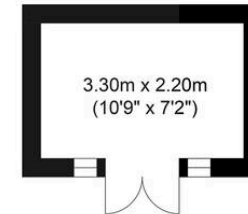
Ground Floor
Approximate Floor Area
454.34 sq ft
(42.21 sq m)



First Floor
Approximate Floor Area
371.89 sq ft
(34.55 sq m)



Second Floor
Approximate Floor Area
166.19 sq ft
(15.44 sq m)



Outbuilding
Approximate Floor Area
78.14 sq ft
(7.26 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 92.20 sq m / 992.43 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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