



Guide Price
£450,000

Freehold

2x  2x  2x 

**Langhurstwood Road,
Horsham, West Sussex,
RH12**

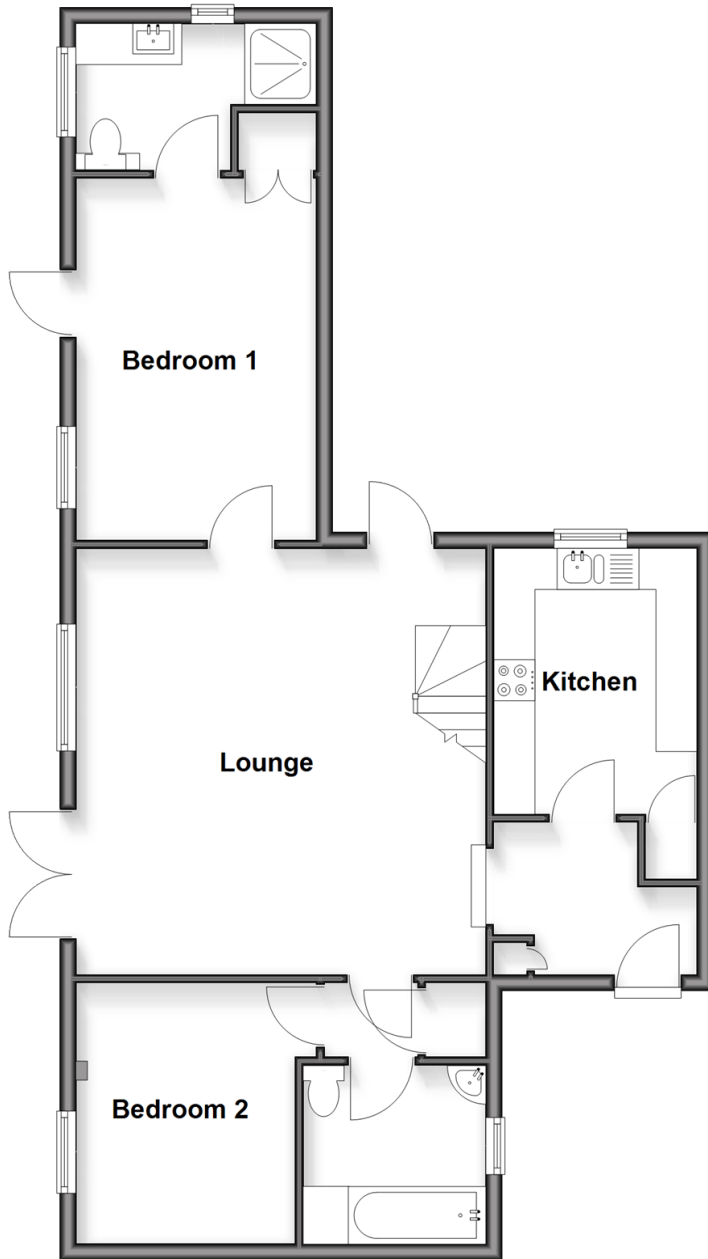
OVER 60?

Secure this property
for up to **59% less!**

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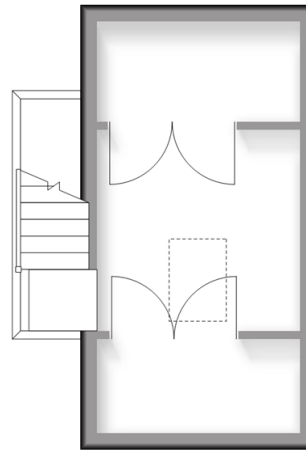
Ground Floor

Approx. 74.5 sq. metres (801.9 sq. feet)



Mezzanine

Approx. 12.4 sq. metres (133.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 10'7 x 8'2 (3.23m x 2.49m)

Lounge: 17'0 x 16'5 (5.19m x 5.01m)

Bedroom 1: 14'5 x 9'8 (4.40m x 2.95m)

En Suite Shower Room: 9'8 x 5'10 (2.95m x 1.78m)

Inner Hallway

Bedroom 2: 11'0 x 8'10 (3.36m x 2.69m)

Bathroom: 7'1 x 6'8 (2.16m x 2.03m)

MEZZANINE

Mezzanine: 8'9 x 8'0 (2.67m x 2.44m)

OUTSIDE

Rear Garden

Car Barn Parking & Storage

Communal Garden

Residents' Communal Parking

Secure Communal Storage



Main features

- A quirky and characterful home in secluded courtyard setting
- Within easy reach of Horsham and the main road network
- Car barn and shared communal parking area
- Beautiful vaulted lounge ceiling and mezzanine level
- Private rear garden and shared communal garden
- No onward chain



Nearest Schools

Primary Schools: Holbrook Primary 1.1 miles, Warnham CofE Primary 1.3 miles, All Saints CofE Primary 1.5 miles

Secondary Schools: Millais School 2.6 miles, Farlington School 2.7 miles, Tanbridge House School 2.8 miles



Transport Information

Train Stations: Warnham 0.6 miles, Littlehaven 1.5 miles, Horsham 2.4 miles



Address

Langhurstwood Road, Horsham, West Sussex, RH12



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(73)	B(87)

20917937/20251118/SEH/CB