Brock Taylor.

Sales.







Lambs Farm Road, Horsham, RH12 4DW

Guide Price £625,000

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Lambs Farm Road,
Horsham, RH12 4DW

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LOCATION
This spacious detached family home is situated in an enviable location, just a short walk from a Tesco Express convenience store and Littlehaven mainline station, which provides a direct service to London Victoria (55 minutes). The property is also conveniently positioned, with a short walk to St Robert Southwell Catholic Primary School, and within easy access of both Leechpool & Littlehaven Schools, in addition to Bohunt School. The property also offers good access to J11 of the M23, with easy access to Gatwick, London & beyond, with Horsham's thriving historic market town a short drive or bus ride away, that offers a wide selection of independent retailers and large High Street brands, that include John Lewis. There are also twice weekly local markets in the Carfax, an Everyman Cinema, The Pavilion's Pool & Leisure Centre and The Capitol Theatre. The town also offers a wide selection of bars, restaurants and coffee shops.

PROPERTY
The property offers spacious accommodation, arranged across two floors, with a generous entrance hall, that provides access to all downstairs rooms, including a ground-floor guest bedroom, ideal for an elderly relative or teenager, with an ensuite shower room. In addition, there is a, double aspect 25'10 x 12'7 living/dining room and a modern fitted kitchen/diner, with ample room for a table and integrated appliances. Moving upstairs, you have a stylish family bathroom and 4 double bedrooms, with the 12'5 x 11'1 main bedroom boasting an ensuite and fully fitted with wardrobes.

OUTSIDE
To the front of the property you have a driveway providing parking off street parking for a number of cars. On both sides of the property you have a gated access giving you access to the large, private rear garden creating a perfect space to enjoy the evening sun. The garden is mostly laid to lawn with a large patio area which is an ideal space for garden furniture.

ADDITIONAL INFORMATION
Tenure: Freehold
Council Tax Band: F













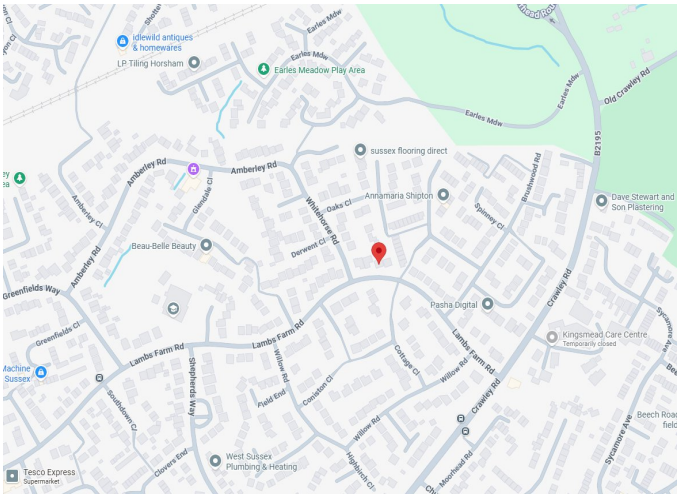


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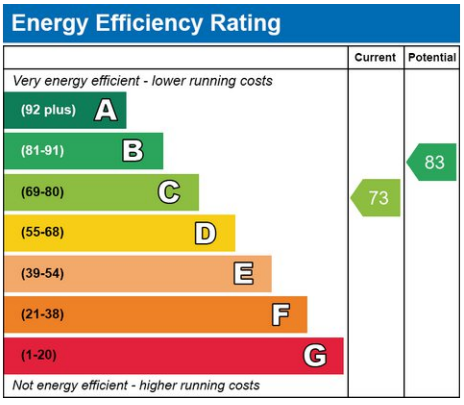
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Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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horshamsales@brocktaylor.co.uk

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AWARD WINNER
2022-2023

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.