



Farhalls Crescent, Horsham, West Sussex, RH12 4BT





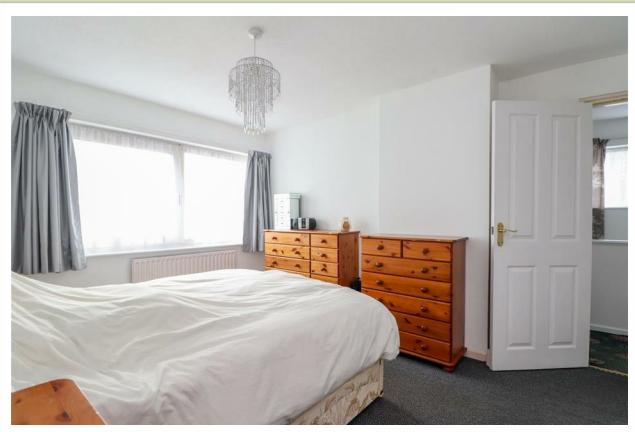
A three bedroom link detached house positioned in a popular residential road, within easy walking distance to Littlehaven train station and local shops. Having been substantially extended on the ground floor, the property provides welcome additional living space and would make for a wonderful family home.

Farhalls Crescent is an attractive tree-lined street in the popular Littlehaven neighbourhood of Horsham- a historic market town filled with an abundance of amenities, boutique independent shop bars and restaurants as well as major retailers. Good schools, and excellent transport links makes this one of the most popular locations to settle and enjoy your surroundings. Being a short walk from Littlehaven train station means popping into London couldn't be easier, whilst still being within easy reach of the town centre.

A block paved driveway providing parking for several vehicles leads to an enclosed entrance porch and into a bright and welcoming hallway. Having been extended on the ground floor, the property offers more flexible living space to meet the needs of a modern family, with a large living and dining room, leading through to a light and spacious family room to the rear enjoying dual aspects and patio doors overlooking the rear garden beyond. There is a convenient ground floor shower room/guest cloakroom leading off this room and through into a large extended kitchen with a generous range of base and wall units and space for freestanding appliances as well as direct access to the hallway and rear garden.

From the hallway, stairs lead to the first floor, with three bedrooms - two being spacious doubles and all benefiting from built in cupboards or wardrobes. The family bathroom completes the internal accommodation.

To the rear, the back garden is a generous size, mostly laid to lawn with a patio area off the rear reception room, and with mature borders and flower beds, this is a wonderful space for a family to enjoy.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 5'01" x 4'01" (1.55m x 1.24m)

ENTRANCE HALL 5'11" x 12'06" (1.80m x 3.81m)

LIVING/DINING ROOM 10'11" x 23'06" (3.33m x 7.16m)

FAMILY ROOM 17'0" x 9'04" (5.18m x 2.84m)

SHOWER ROOM 5'06" x 6'02" (1.68m x 1.88m)

KITCHEN/BREAKFAST ROOM

KITCHEN AREA 6'11" x 13'04" (2.11m x 4.06m)

BREAKFAST AREA 7'08" x 9'02" (2.34m x 2.79m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'03" x 14'01" (3.43m x 4.29m)

BEDROOM TWO 11'03" x 10'0" (3.43m x 3.05m)

BEDROOM THREE 6'08" x 9'10" (2.03m x 3.00m)

FAMILY BATHROOM 7'09" x 5'09" (2.36m x 1.75m)

OUTSIDE

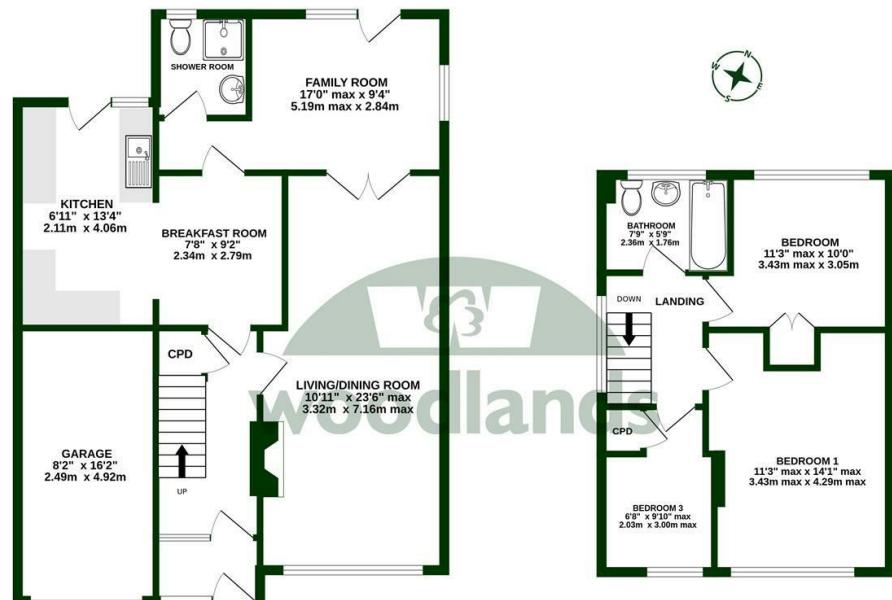
BLOCK PAVED DRIVEWAY TO THE FRONT

INTEGRAL GARAGE 8'02" x 16'02" (2.49m x 4.93m)

REAR GARDEN



www.woodlands-estates.co.uk

GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.

TOTAL FLOOR AREA - 1199 sq.ft. (111.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 dimensions given in the floor plan are maximum overall dimensions and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

LOCATION: Farhalls Crescent is a popular residential location off Lambs Farm Road offering good access for local shops, schools and Littlehaven Railway Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick. Horsham town centre is easily accessible via a short drive or regular bus services into town. Here you will find a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is the Prides Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool. You will also find an additional Horsham main line train station with services to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town Centre proceed in a Northerly direction along North Street. At the roundabout by the station, go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road. Proceed for approximately $\frac{1}{2}$ mile and turn right into Lambs Farm Road. Farhalls Crescent is the first turning on the left.

COUNCIL TAX: Band E.

EPC Rating: C.

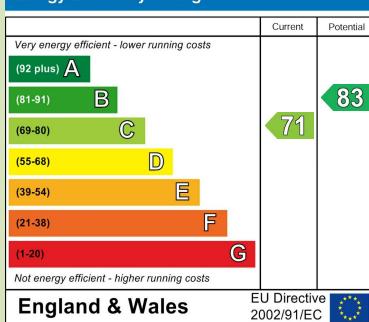
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

Energy Efficiency Rating



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.


woodlands

Tel: 01403 270270