



Littlehaven Lane, Horsham, West Sussex, RH12 4JE





Nestled in the highly sought-after Littlehaven area of Horsham, this charming and spacious two-bedroom semi-detached home is an excellent opportunity for families and commuters alike. The property is just a short distance from local shops and a popular infant school, making it perfect for young families. Additionally, Littlehaven Train Station is within easy reach, providing direct links to London and the surrounding areas, making daily commutes effortless.

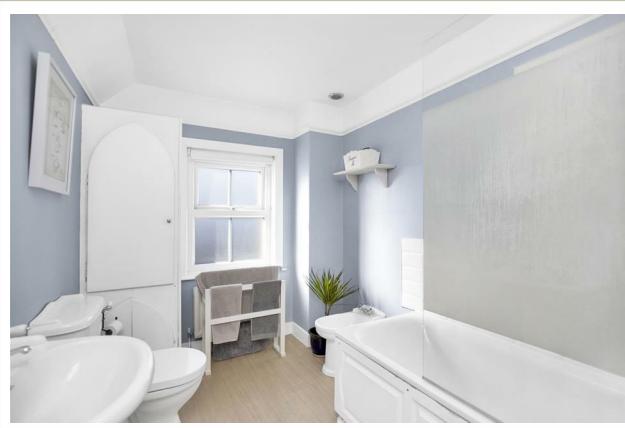
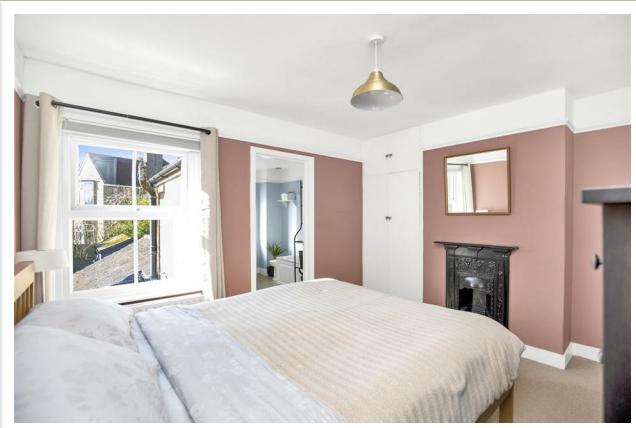
The front door leads into a bright and welcoming living room benefitting from an attractive feature bay window filling the room with natural light and creating a warm, welcoming atmosphere along with beautiful alcove cabinets and shelving. Adjacent to the living room, a separate dining room provides a versatile space for entertaining and leads seamlessly through to the well-equipped kitchen. Beyond the kitchen, a practical utility room and guest cloakroom adding to the home's convenience.

An excellent bonus to this home is a separate room on the ground floor accessed directly from the garden, currently used as a home work space, this space comfortably accommodates two workstations and enjoys attractive views over the garden, making it an ideal setting for remote working or a creative studio.

Upstairs, there are two generously sized double bedrooms. The primary bedroom enjoys the luxury of a large bathroom, creating a private and relaxing retreat. The second bedroom is equally spacious with fitted wardrobes and a decorative old fire surround.

One of the standout features of this property is the expansive rear garden. Set on a larger plot, the outdoor space offers fantastic versatility, whether you are looking to create a haven for children to play, host summer gatherings, or simply unwind in a peaceful setting. The property also benefits from secure gated off-road parking for two cars, a rare and highly desirable feature in this location.

This wonderful home offers a superb balance of space, comfort, and convenience, all within a fantastic location. Viewings are highly recommended to truly appreciate all that this property has to offer.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

LIVING ROOM 13'01" x 12'01" (3.99m x 3.68m)

INNER HALL

DINING ROOM 12'02" x 10'03" (3.71m x 3.12m)

KITCHEN 9'11" x 6'09" (3.02m x 2.06m)

UTILITY/GUEST CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM ONE 12'02" x 10'04" (3.71m x 3.15m)

DOOR FROM BEDROOM TO:

BATHROOM

BEDROOM TWO 12'02" x 11'03" (3.71m x 3.43m)

OUTSIDE

FRONT GARDEN

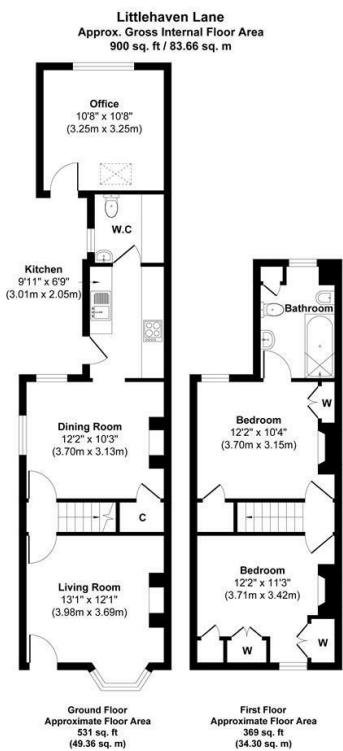
SIDE PARKING AREA

REAR GARDEN

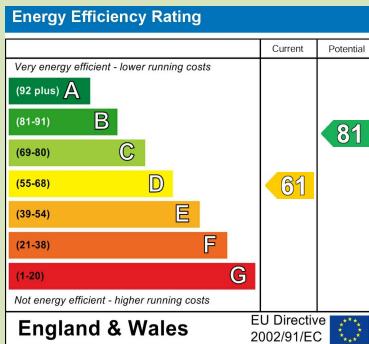
HOME OFFICE 10'08" x 10'08" (3.25m x 3.25m)



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.  
Produced by Home Focus Studio LTD



  
woodlands

Tel: 01403 270270

LOCATION: The property is situated close to Littlehaven Railway Station which has a mainline to Gatwick and London and is within walking distance of Littlehaven Primary school. Nearby shops are available for day to day needs and Horsham Town centre is 1.5 miles distant.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the roundabout take the second exit into Kings Road and at the next roundabout take the second exit into Rusper Road. Littlehaven Lane is then the second turning on the right.

COUNCIL TAX: Band D.

EPC Rating: D.

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.

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.

#### MISREPRESENTATION ACT