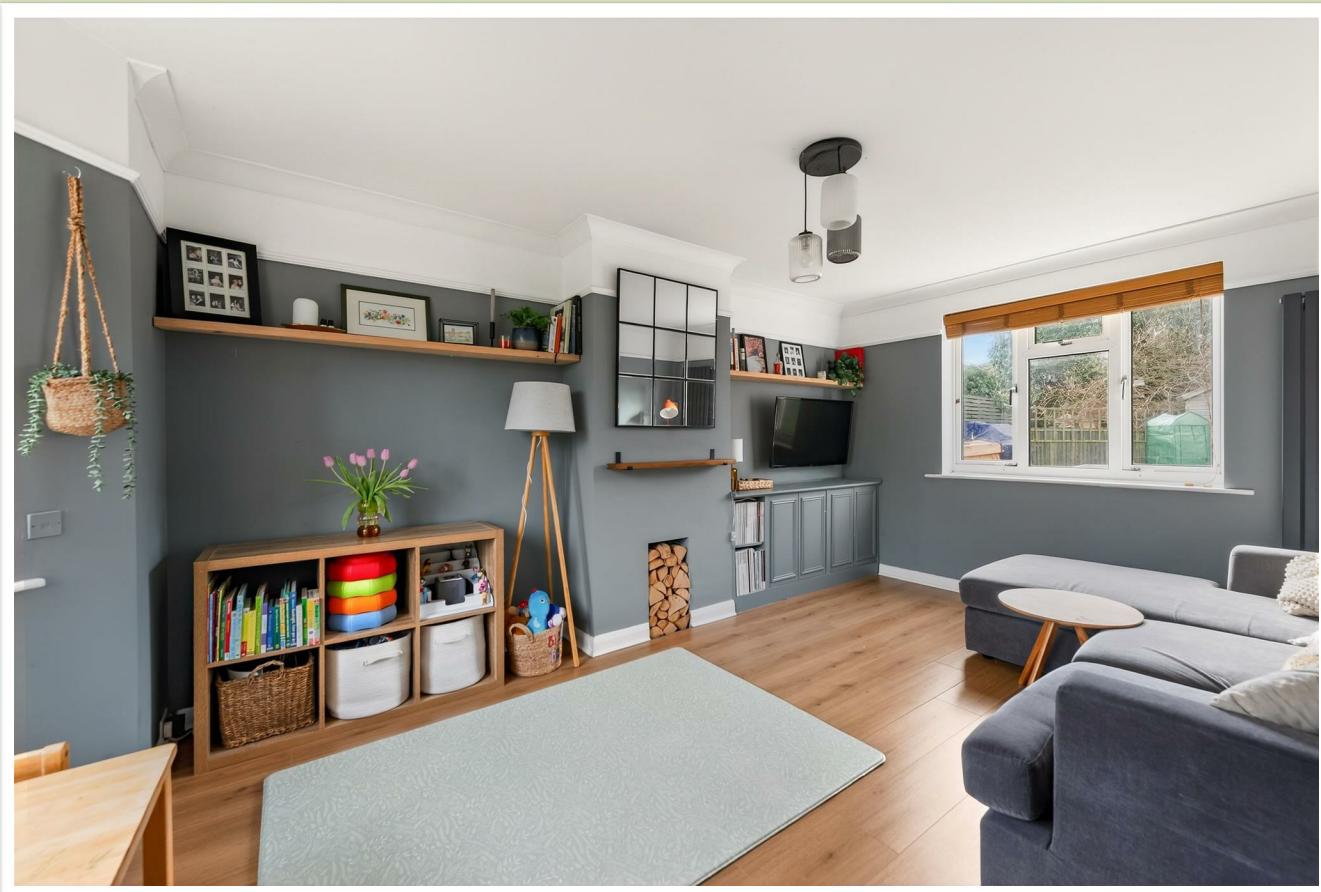




Littlehaven Lane, Horsham, West Sussex, RH12 4JF



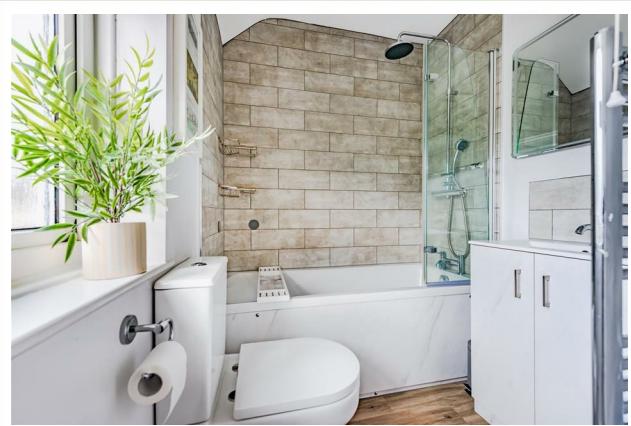
Situated in one of Horsham's popular residential areas, this beautifully refurbished three-bedroom mid-terrace home offers stylish, well-balanced accommodation arranged over two floors.

Conveniently located within easy reach of local shops, well-regarded schools and excellent transport connections - including Littlehaven train station - the property perfectly suits modern family life and professional buyers alike.

Set back from the road, the house enjoys a pleasing sense of privacy, with a lawn-edged pathway leading to an enclosed entrance porch. Inside, the main living room immediately impresses with its generous proportions and dual-aspect layout allowing natural light to flood the space and creating an inviting, airy atmosphere ideal for relaxing or entertaining.

The thoughtfully designed kitchen/dining room forms the heart of the home. Recently updated with contemporary units, contrasting worktops and a range of integrated appliances - including a dishwasher, washing machine and microwave - the space also provides room for a range cooker and freestanding fridge freezer. Wood-effect click-fit flooring and half-panelled walls add character and warmth, making this a welcoming setting for everyday meals and social occasions. A part-glazed door opens directly onto the rear garden, seamlessly connecting indoor and outdoor living during the warmer months. The garden itself is attractively arranged with a combination of lawn, gravel pathways and a seating area, offering a practical yet appealing space for outdoor dining and entertaining.

Upstairs, the first floor hosts three well-proportioned bedrooms, with the principal bedroom standing out for its excellent size and fitted wardrobes. Bedroom two is currently utilised as a home office, demonstrating the flexibility of the layout. A sleek, modern bathroom featuring a shower over the bath, vanity sink unit and heated towel rail completes the accommodation.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 4'11" x 3'05" (1.50m x 1.04m)

INNER HALL

LIVING ROOM 16'11" x 10'10" (5.16m x 3.30m)

KITCHEN/DINER 14'10" x 11'01" (4.52m x 3.38m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'04" x 9'02" (4.37m x 2.79m)

BEDROOM TWO 13'0" x 7'06" (3.96m x 2.29m)

BEDROOM THREE 9'04" x 7'02" (2.84m x 2.18m)

FAMILY BATHROOM 7'11" x 5'07" (2.41m x 1.70m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

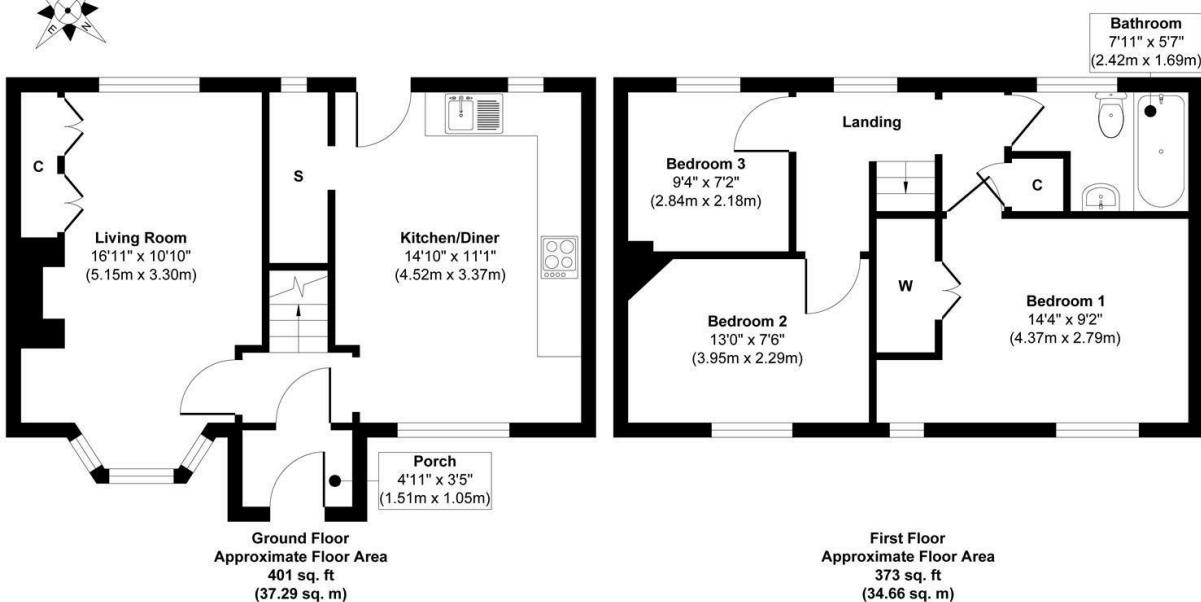
BEAUTIFULLY PRESENTED

CLOSE TO LOCAL AMENITIES



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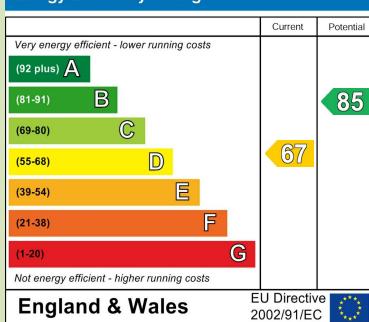
Littlehaven Lane



Approx. Gross Internal Floor Area 774 sq. ft / 71.95 sq. m

While every effort has been made to ensure the accuracy of this floorplan, measurements, and positioning of rooms, doors, windows and any other items are for illustrative purposes only. It is intended to give a general indication of the floor layout and is not to be taken as a precise representation of the property.

Energy Efficiency Rating



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 is also Prides Place with an Everyman Cinema and further restaurants. 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 C.

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.

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