



**Littlehaven Lane,
Horsham RH12 4JE**



PROPERTY Entering this lovely Victorian House through the porch which allows space for coats and shoes also giving access into the lounge. The lounge is a wonderful space to get cosy in the winter months with the exposed brick fireplace and log burner. Continuing through into the dining room the charm and character of a Victorian home continues, modern double doors open up onto the well maintained and manicured garden. The stylish country style Kitchen to the rear is fully equipped with a host of integrated appliances and butler sink with a window over looking the garden. Wood flooring throughout the ground floor compliments the character features. To the first floor you will find two generous bedrooms both with storage and a family bathroom with a separate bath and shower cubicle.

OUTSIDE This Victorian Terrace is set back from the road behind a paved driveway for one car, with gated access to the side leading through to the generous well presented rear garden. Here you will find a patio area perfect for barbecues in the summer months that leads on to a manageable expanse of lawn, which is the perfect space for children to play or for a keen gardener to make the most of. There is also access to a good size garden shed.



Total Approximate Floor Area

TBC

Viewing arrangements by appointment through :

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



Map Location



EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		

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 not 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.

**Residential sales, lettings,
land and new homes.**

01403 272002
brocktaylor.co.uk
2-4 East Street, Horsham, West Sussex, RH12 1HL