



**Littlehaven Lane
Horsham, RH12 4JE**

£270,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

**Littlehaven Lane,
Horsham, RH12 4JE**

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LOCATION

This period property is set within an enviable location, just a short walk from a local shop and Littlehaven Station, which makes it ideal for commuters. A further benefit of this location is the number of excellent schools within easy reach such as St Robert Southwell, Littlehaven Infants, The Forest School and Millais. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis 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 ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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. For those needing to commute, you have Littlehaven and Horsham Station which has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

The lounge is a generous size with a bay window flooding the space with natural light. Through a small hall that houses the staircase you will find the large dining area that is an ample size for dining room furniture and leads off into the kitchen which allows access to a small utility area with a door leading to the rear garden.

Moving upstairs you will find 2 double bedrooms and the family bathroom.

OUTSIDE

There is parking available at the front of the property and a good sized rear Garden.





Buses

2 minute walk



Shops

Convenience Store
2 minute walk



Trains

Horsham – 1 mile
Littlehaven – 0.3 miles



Airport

Gatwick
12.9 miles



Roads

M23
5.3 miles



Sport & Leisure

Pavilions in the Park
1.3 miles



Rental Income

£tbc



Schools

St Robert Southwell
Littlehaven Infants
The Forest School
Millais
Bohunt



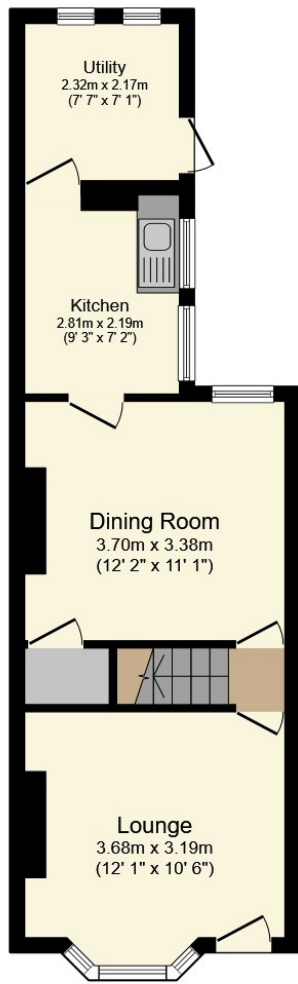
Broadband

Up to 145 Mbps

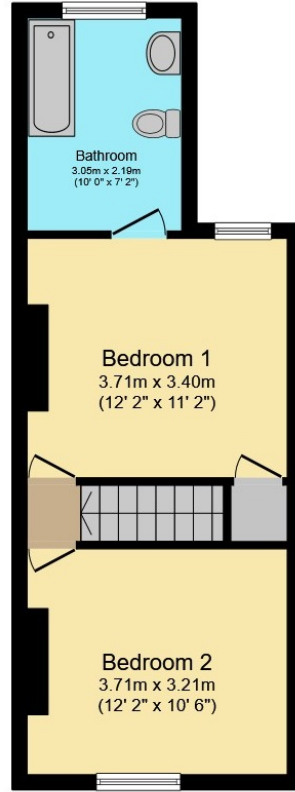


Council Tax

Band D

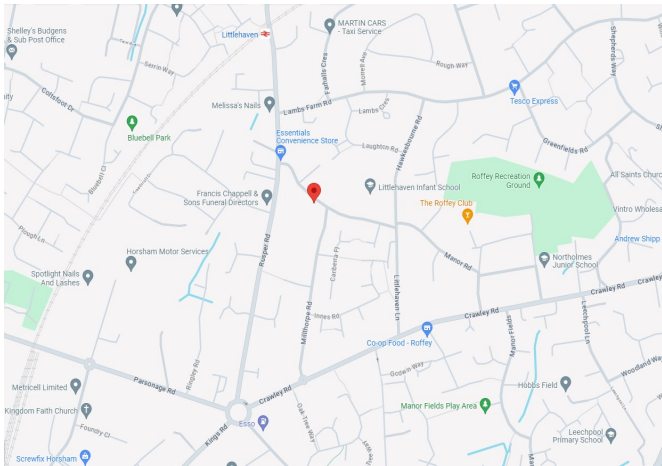


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
805 sq ft / 75 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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.

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