



**Lambs Farm Road  
Horsham, RH12 4DG**

**£525,000**

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

## Lambs Farm Road, Horsham, RH12 4DG



1



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### LOCATION

This three bedroom semi detached family home located within a short distance of both Horsham and Littlehaven Station. Horsham, just a short drive away, 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 as 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. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station 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

Presenting this charming and well-maintained semi detached property, currently listed for sale and in great condition. The property is ideal for families, given its generous space allocation and thoughtful design. It's situated in an excellent location with public transport links, nearby schools, local amenities, and green spaces, offering a perfect balance between convenience and tranquillity. Inside, the property features a spacious reception room designed in an open plan format that includes

a lounge and diner. The flowing space allows for flexible usage, and the large area can comfortably accommodate your needs. The property boasts a well-appointed kitchen that is separate from the living space. Its spacious layout ensures plenty of work surface for meal preparations and ample storage for your culinary needs. The kitchen also provides access to a utility room, adding an extra dimension to the property creating convenience and extra space. This room also gives access to the downstairs WC and the garage space. Sleeping accommodations in this property are substantial, with three bedrooms in total. The main bedroom is a spacious double room with abundant natural light. The second bedroom is another double room, also spacious and filled with natural light. The third bedroom is a single room, still spacious and bright, making it an ideal child's room or home office. The large main bathroom is fitted with a modern white suit with shower over the bath and includes a large window, allowing for natural light and ventilation.

### OUTSIDE

To the front of the property, you have a driveway providing off street parking for a number of cars. Following on from this you will also find a single garage lending handy extra space for another car or extra storage if needed. Through from the patio doors in the dining area, or a back door in the utility room, you can find the private south facing rear garden creating a perfect space to enjoy the evening sun. The garden is mostly laid to lawn with a large patio area which is an ideal space for garden furniture. Towards the bottom of the garden you can also find a shed.







#### Buses

1 minute walk



#### Shops

1 minute walk



#### Trains

Littlehaven – 0.5 miles  
Horsham – 1.5 miles



#### Airport

Gatwick  
10.3 miles



#### Roads

M23  
5.7 miles



#### Sport & Leisure

Pavilions in the Park  
1.7 miles



#### Rental Income

£1,900 pcm



#### Schools

St Robert Southwell  
Littlehaven Infant  
Northolmes Junior  
Bohunt



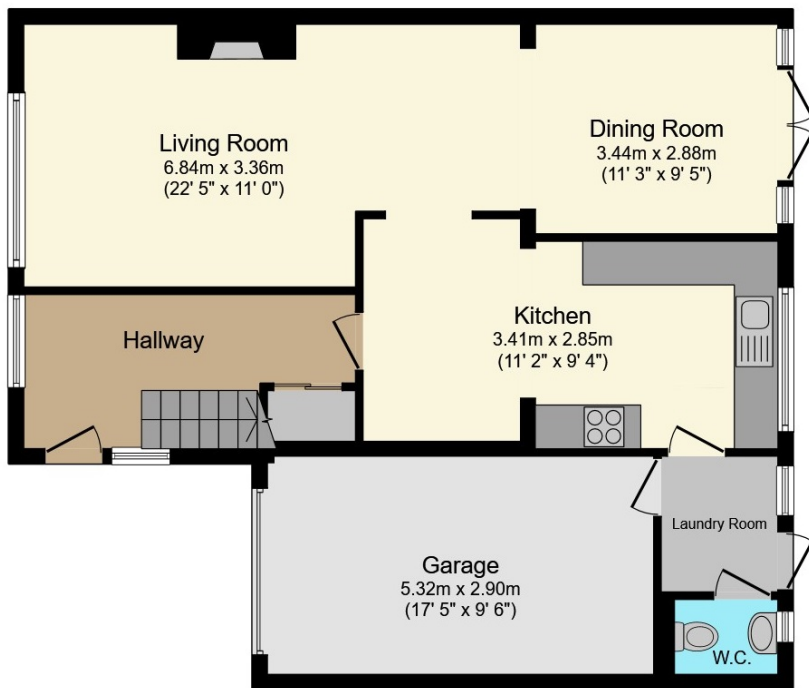
#### Fibre Broadband

Up to 2000 Mbps

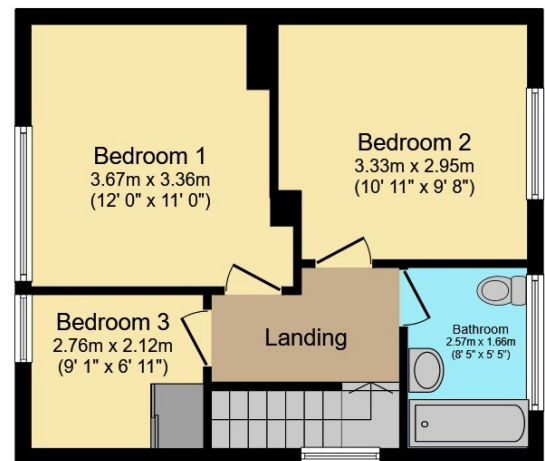


#### Council Tax

Band D

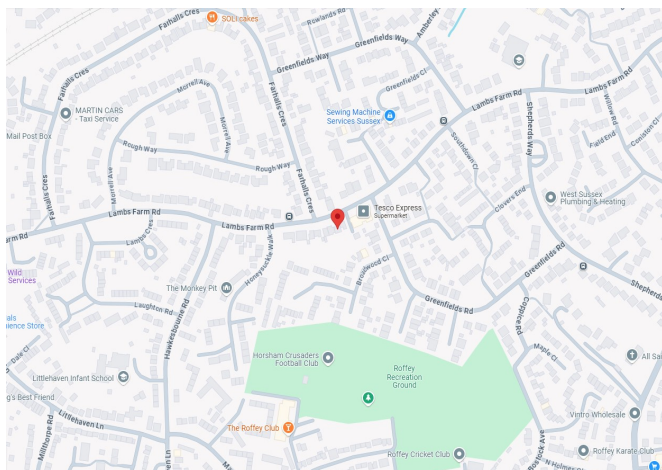


Ground Floor



First Floor

## Map Location



Total Approximate Floor Area  
**1,315 sq ft / 122 sq m**

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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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