



**Littlehaven Lane  
Horsham, RH12 4JE**

**£385,000**

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



## Littlehaven Lane, Horsham RH12 4JE



### 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 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. 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

We are proud to present an end-of-terrace property for sale, in great condition and beautifully presented. The property boasts two reception rooms, both filled with natural light. The main lounge is a delightful space for relaxation, while the second reception room offers flexibility in use, spacious enough to be used as a dining room or playroom, and comes with convenient access to a separate WC. The heart of the

home, the kitchen, is an absolute dream. It is bathed in natural light and offers an extended dining space, perfect for family meals or entertaining guests. The kitchen features ample work surfaces for your culinary adventures and plenty of storage space for your necessities. The modern design complements the overall aesthetic of the home, and the additional benefit of direct garden access provides a seamless blend of indoor and outdoor living. This home comes with two generously sized bedrooms. The main bedroom is sizeable, light and airy, and filled with character features. It has its own en-suite bathroom, a large space with a bath and shower, and a window that ensures a flood of natural light, enhancing its appeal. The second bedroom is equally impressive, a spacious double room that benefits from plenty of natural light.

### OUTSIDE

One of the unique selling points of this property is its outdoor space. To the front of the house, you will find driveway parking leading to a side gate that provides access to the rear south-west facing garden. The garden has been thoughtfully laid with artificial grass for easy maintenance and features a large garden office, complete with power and lighting. This additional space offers endless possibilities for use, from a home office to a fitness studio or workshop. Location-wise, the property is in close proximity to public transport links and local amenities, adding to the convenience factor for potential buyers.

In summary, this end-of-terrace property offers a wonderful blend of comfort, style, and practicality.







**Buses**

2 minute walk



**Shops**

Convenience Store  
2 minute walk



**Trains**

Littlehaven – 0.3 miles  
Horsham – 1 mile



**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



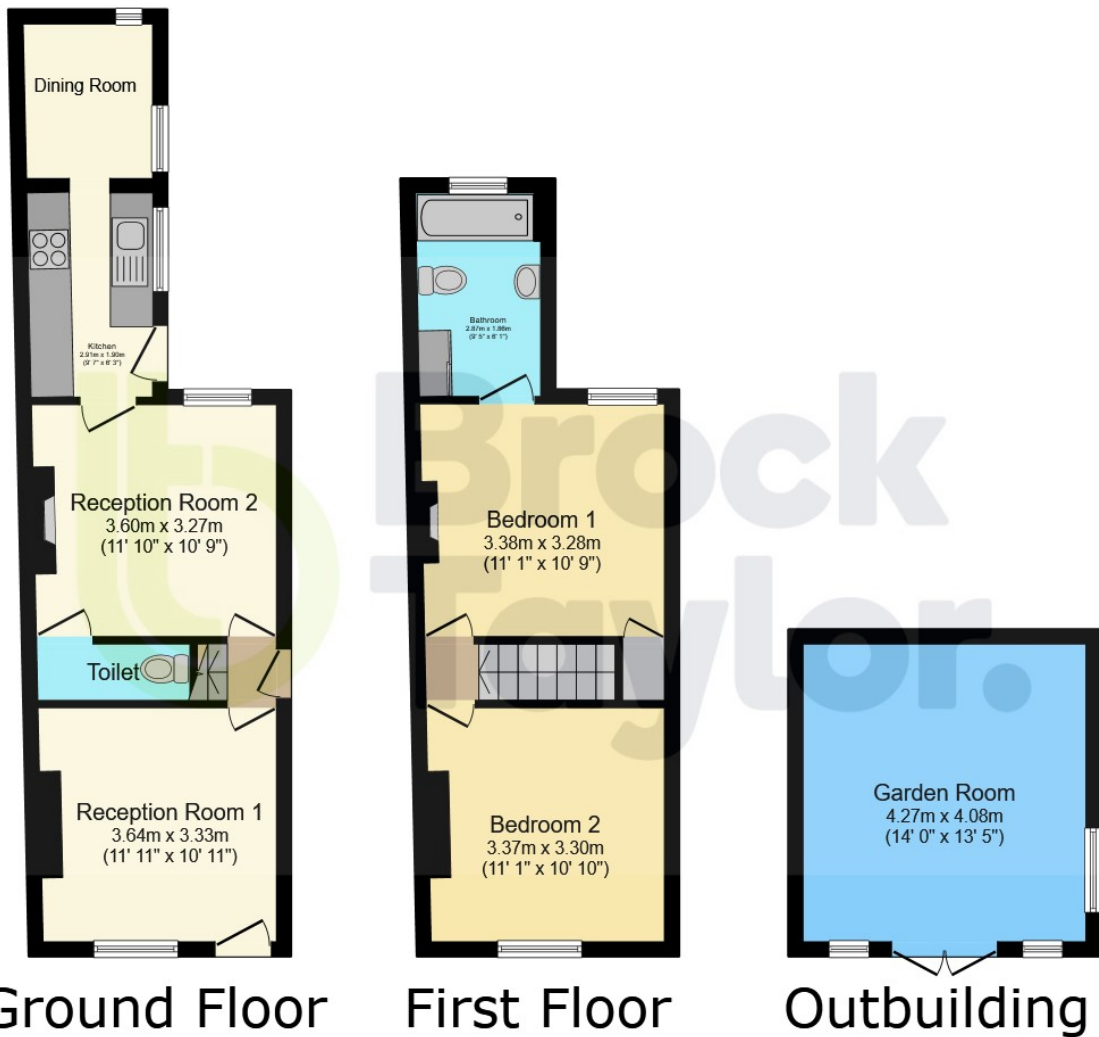
**Fibre Broadband**

Up to 910 Mbps



**Council Tax**

Band C

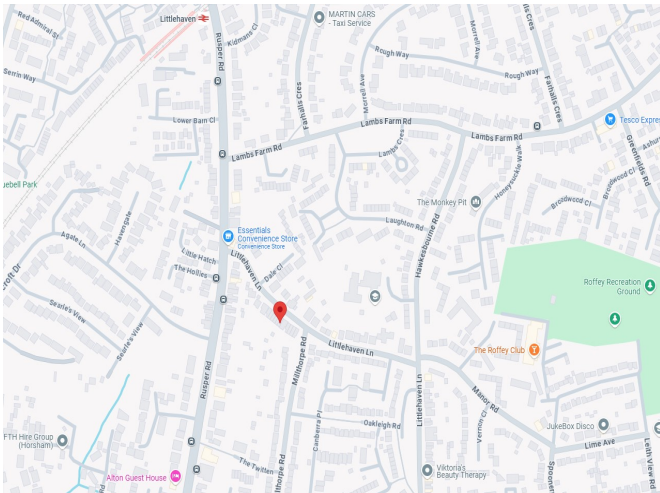


Ground Floor

First Floor

Outbuilding

Map Location



Total Approximate Floor Area  
**890 sq ft / 83 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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