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Sales.







Lambs Farm Road,
Horsham, RH12 4BS

Offers Over
£625,000

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Residential sales, lettings,
land and new homes.

Lambs Farm Road,
Horsham, RH12 4BS

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LOCATION

Lambs Farm Road offers a fantastic location on the north-eastern side of Horsham, ideal for families and commuters alike. The house is within a short walk of Littlehaven station, with its direct service to London Victoria (55 mins), as well as a Tesco Express convenience store, and is also within close proximity of the recently constructed Bohunt Horsham School. There is also good access to Horsham's vibrant town centre, which offers a wide selection of bars, restaurants and coffee shops, along with a twice-weekly market, an Everyman Cinema and The Capitol Theatre.

For families, there are several well-regarded schools nearby, together with green open spaces perfect for walking and outdoor activities. Horsham Park is just a short drive away, offering expansive grounds, a café, and recreational facilities for all ages. The area also benefits from convenient road links via the A24, M23 and A264, connecting you to surrounding towns and the wider motorway network.

ACCOMMODATION SUMMARY

Tenure: Freehold

A spacious detached family home, with the ground floor featuring a large living room, a refitted kitchen/diner with ample space for a table, a downstairs cloakroom and a generous utility room, formerly the original kitchen. The first floor offers a large light and airy landing, a double aspect main bedroom with fitted wardrobes, three further bedrooms, a modern white bathroom suite and a separate cloakroom. The house benefits from double glazing and gas central heating, with potential to replace part of the existing utility room and add a ground-floor extension to create an additional reception room, subject to the usual consents.

GARDENS & PARKING

The property is set on a secluded corner plot, enclosed by a combination of fencing and mature hedging, offering excellent potential for extension. To the front, there is driveway parking for two vehicles that leads to an attached garage, with an up-and-over door, power, and lighting. There is also an area of lawn complemented by mature flower and shrub borders. To the rear, there is a large paved patio which is a real sun-trap, providing ample space for an outside table and chairs, a sofa or hot tub. The garden is mainly to the side of the house and is predominantly laid to lawn, bordered by flower beds and shrubs, along with mature trees and a base for an outbuilding that could be ideal as a home office or gym.















Buses

1 minute walk

Shops

Tesco Express
7 minute walk

Trains

Littlehaven – 0.2 miles
Horsham – 1.2 miles

Airport

Gatwick
13.1 miles

Roads

M23
5.9 miles

Sport & Leisures

Dual Strength & Fitness
14 minute walk
The Holbrook Club
16 minute walk

Rental Income

£tbc pcm

Schools

Littlehaven Infant
Holbrook Primary
Bohunt Horsham
The Forest School

Fibre Broadband

Up to 600 Mbps

Council Tax

Band F



Ground Floor

Floor area 90.4 sq.m. (973 sq.ft.)



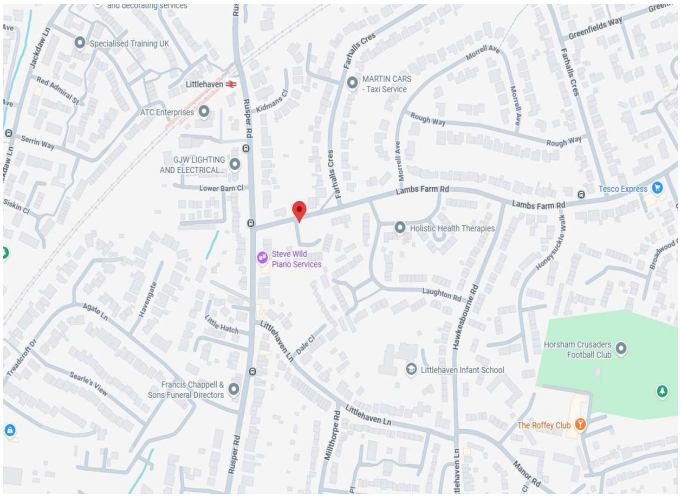
First Floor

Floor area 58.4 sq.m. (628 sq.ft.)

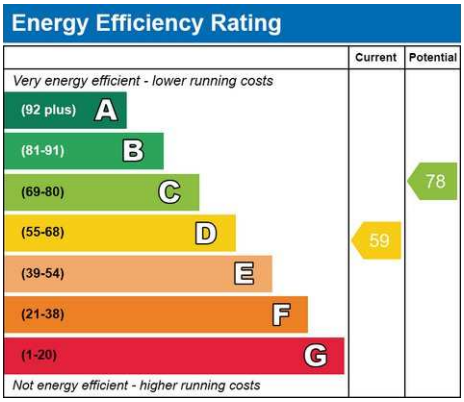
Total floor area: 148.8 sq.m. (1,601 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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