



## 5 Lansdown Close, Horsham, West Sussex RH12 4GN

Three bedroom detached family home with beautiful rear garden, garage and driveway.



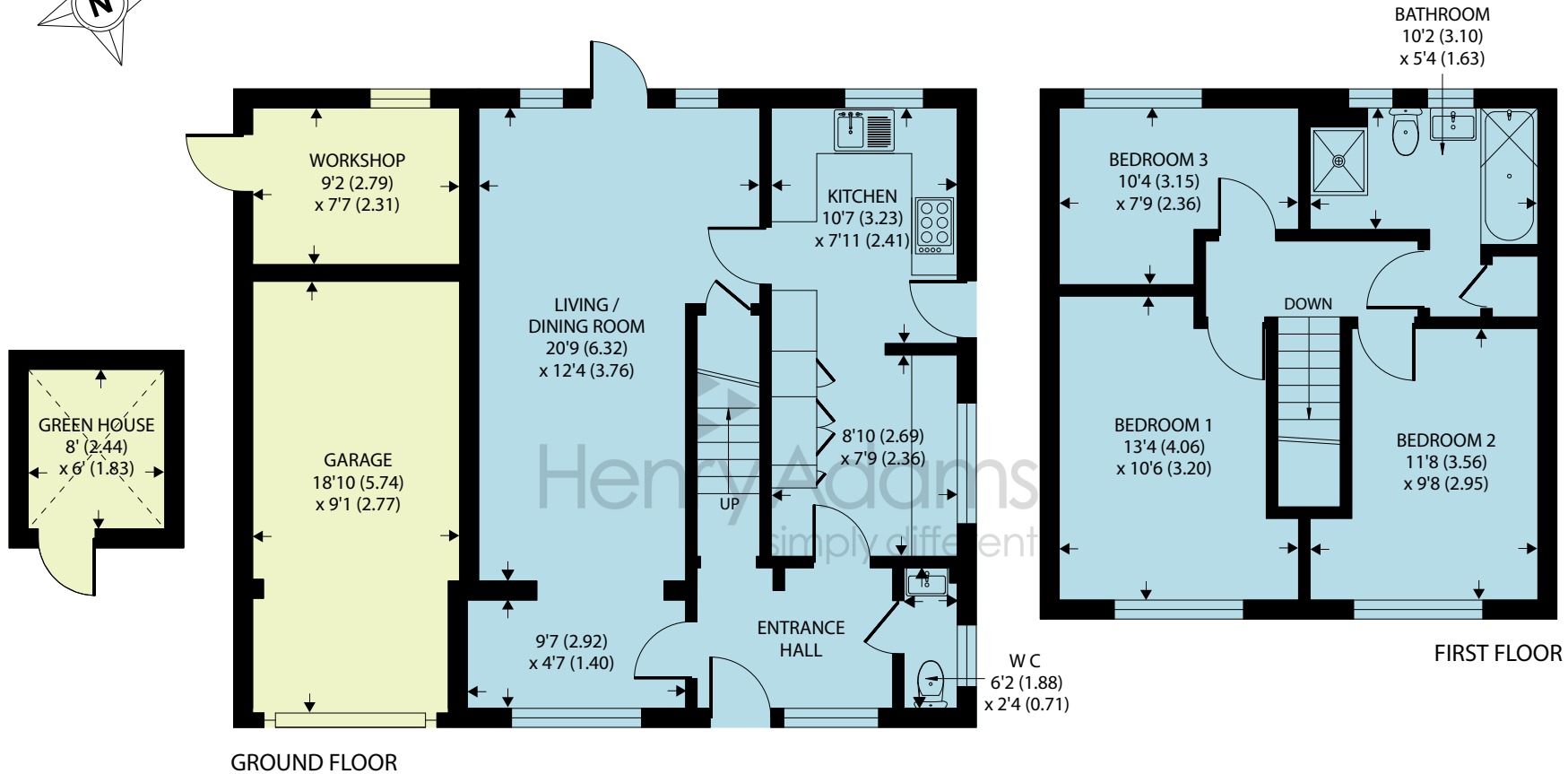
- ▶ Three bedroom detached home
- ▶ Family bathroom
- ▶ Situated in a cul-de-sac
- ▶ Driveway parking
- ▶ Access to mainline trains station
- ▶ Generous living space
- ▶ Delightful rear garden
- ▶ Garage and workshop
- ▶ Nearby amenities
- ▶ Access to well-regarded schools

Presentable three bedroom family home tucked away in a cul-de-sac in North Horsham offering access to nearby amenities, Littlehaven train station and a selection of well-regarded schools.

To the ground floor, the reception hallway welcomes you and leads into the kitchen which has a range of wall and base units with contrasting granite worksurfaces. The kitchen enjoys views over the rear garden and benefits from side door access. The living/dining room is of an impressive size and benefits from being dual aspect, with a door leading to the patio terrace as well as solid oak flooring running throughout. Also of note to the ground floor is a down stairs cloakroom and storage cupboard accessed from the living room.

To the first floor, the main bedroom is a good size and overlooks the front of the property. There are two further bedrooms plus bathroom with separate bath, shower, hand wash basin and low-level WC.





## 5 Lansdown Close, Horsham, RH12 4GN

Approximate Area = 1008 sq ft / 93.6 sq m

Garage = 168 sq ft / 15.6 sq m

Outbuildings = 117 sq ft / 10.9 sq m

Total = 1293 sq ft / 120.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2023. Produced for Henry Adams. REF: 1017041

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

To the front, the property benefits from a large driveway, with two side gate accesses to the rear garden and garage with up and over door. To the rear, the beautifully presented garden is secluded with mature trees. There is a patio terrace ideal for alfresco dining as well as a large decking area at the bottom of the garden that catches the morning sun. The rear garden is laid to lawn and has borders with shrubs and plants. The garden features a green house and workshop.

## Situation

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday.

