



25 Lanyon Close, Horsham

Guide Price £475,000

25 Lanyon Close

Horsham, Horsham

This superb link detached family home has the benefit of three bedrooms, two bathrooms, along with a separate study and generous living space arranged over three floors. It is located in a quiet and discreet position in North Horsham which is also ideal for access to well-regarded local schools, Littlehaven mainline train station, nearby countryside, and commuter routes to the capital.

To the ground floor, the reception hallway welcomes you and leads into the sitting room which has a light and airy feel with a bay window to the front aspect. Adjacent to the sitting room is the kitchen/dining room which has a range of wall and base cabinets with contrasting work surfaces running throughout. There is a selection of integrated appliances, including a gas hob, extractor hood and oven, as well as space for further freestanding appliances. Part open to the kitchen is the conservatory/garden room which provides fabulous views over the garden and doubles up as an extra family/dining space.

Stairs lead to the first floor where there are two well-proportioned and generous bedrooms, both with fitted wardrobe space. The family bathroom has a contemporary suite complimented with chrome fittings. There is also a study space which is useful for working from home. A further staircase leads to the second floor where the main bedroom suite enjoys elevated views and has a stylish en-suite with walk-in shower, wash hand basin and a low-level WC, complemented with Italian style tiling and quality chrome fittings.

Council Tax band: E

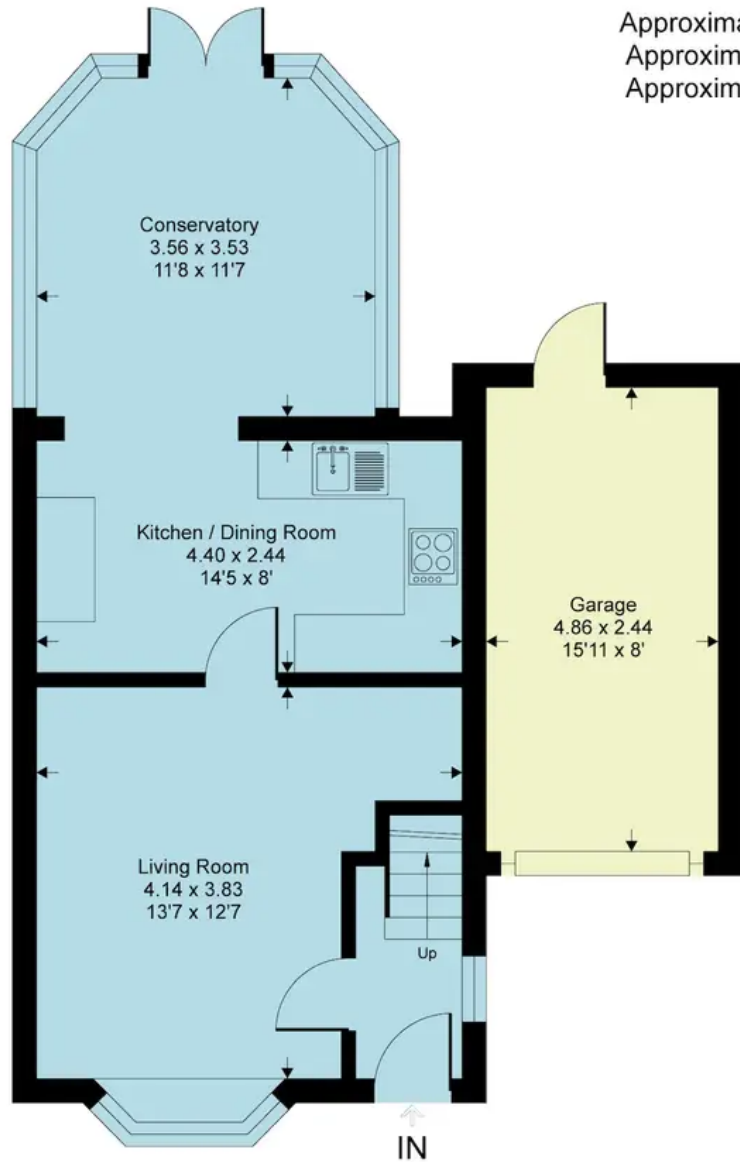
Tenure: Freehold

EPC Energy Efficiency Rating: D

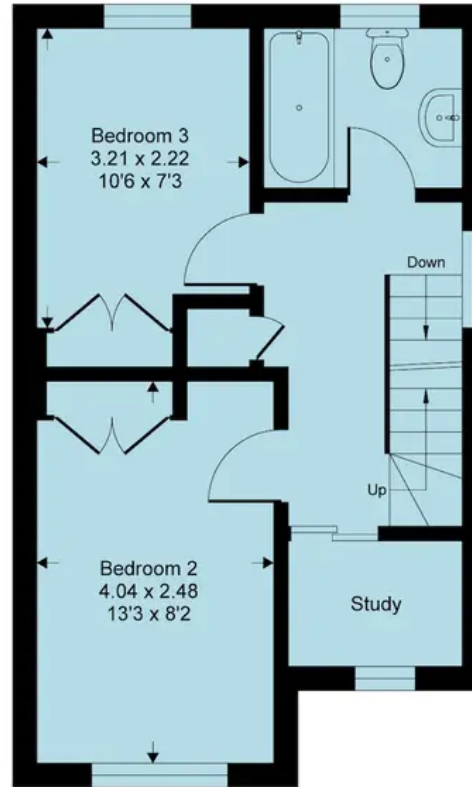


Lanyon Close, RH12

Approximate Gross Internal Area = 108 sq m / 1160 sq ft
Approximate Garage Internal Area = 12 sq m / 128 sq ft
Approximate Total Internal Area = 120 sq m / 1288 sq ft



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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