



53 Lambs Farm Road, Horsham

Guide Price £595,000

53 Lambs Farm Road

Horsham, Horsham

Situated in North Horsham, this home provides excellent amenities with local schools, commuter links and nearby Littlehaven train station.

Upon entering, the hallway welcomes you with useful under stair cupboards and cloakroom. The open plan kitchen/dining room is dual aspect and enjoys front and rear views. The contemporary kitchen has a range of wall and base cabinets with integrated appliances of induction hob, extractor fan, double oven, dishwasher, fridge and freezer. There is a breakfast bar to provide extra seating and worksurfaces. The separate sitting room has a feature log burner fireplace with French doors to the patio terrace. From the sitting room is a private study which is useful for working from home purposes, however the room is multi-functional.

To the first floor, there are four generously sized bedrooms and modern family bathroom with bath featuring overhead shower, vanity unit and low-level WC. Bedroom one benefits from built-in wardrobes, extra cupboard space and en-suite shower.

Council Tax band: F

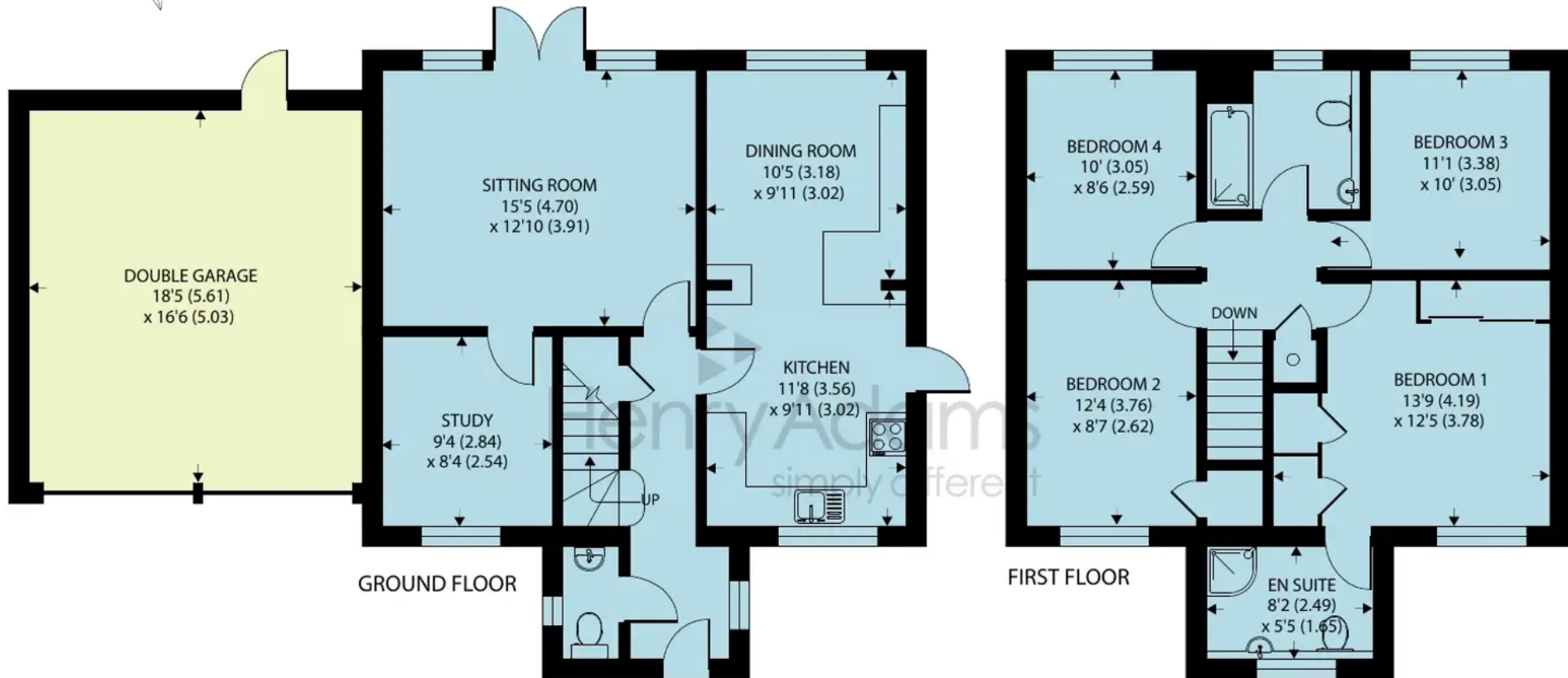
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four bedroom family home
- Open plan kitchen/dining room
- Contemporary kitchen with integrated appliances
- Sitting room with a fireplace
- Study
- Main bedroom with en-suite shower
- Modern family bathroom
- Rear garden with patio area





53 Lambs Farm Road, Horsham, RH12 4DB

Approximate Area = 1306 sq ft / 121.3 sq m

Garage = 311 sq ft / 28.9 sq m

Total = 1617 sq ft / 150.2 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). © ntechcom 2023. Produced for Henry Adams. REF: 1047081



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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.