



**Price**  
**£375,000**

**Leasehold**

2x  2x  4x 

**Lambs Crescent,  
Horsham, West Sussex,  
RH12**

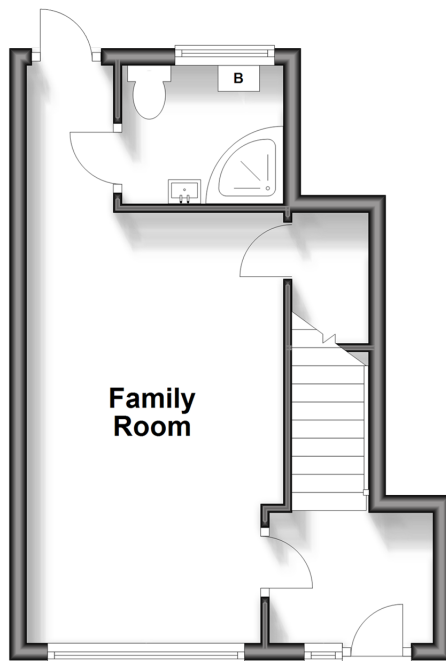
**OVER 60?**

Secure this property  
for up to **59% less!**

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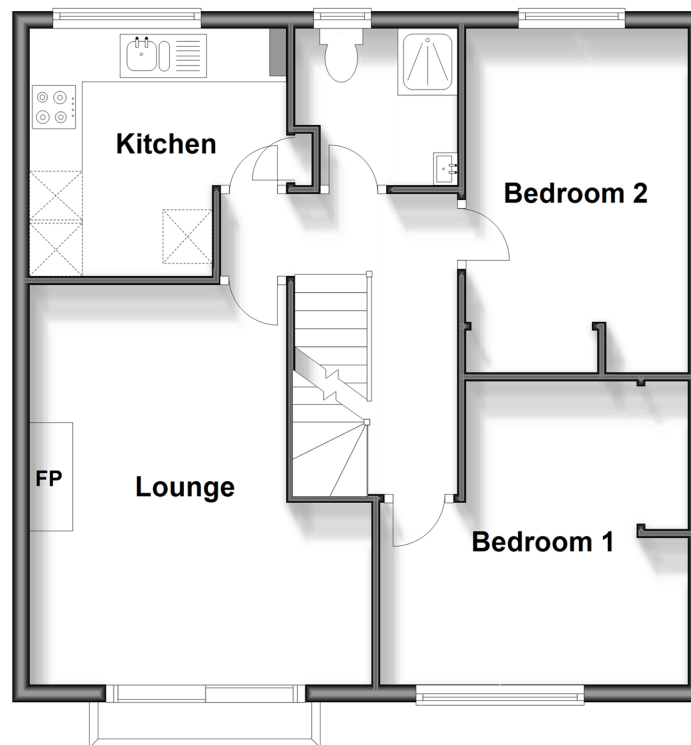
## Ground Floor

Approx. 25.8 sq. metres (278.1 sq. feet)



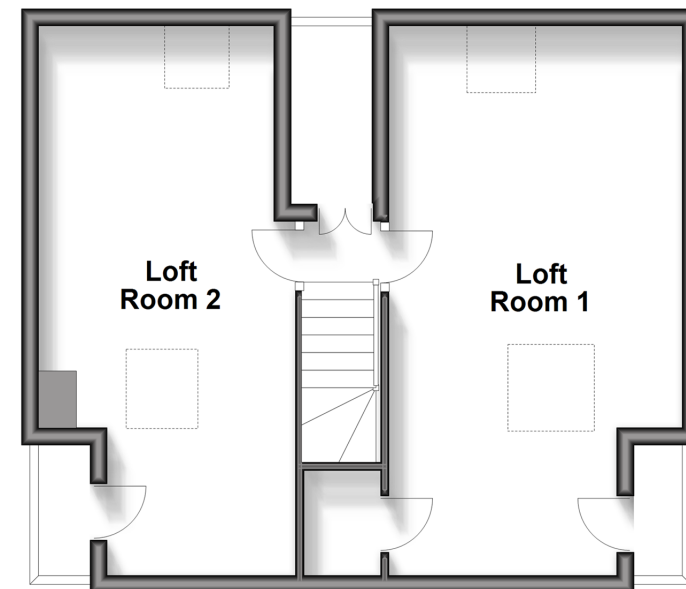
## First Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



## Second Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Family Room: 16'4 at widest point x 9'7 at widest point (4.98m x 2.92m)

Shower Room: 5'9 x 5'1 (1.75m x 1.55m)

### FIRST FLOOR

Landing

Kitchen: 9'11 at widest point x 9'4 at widest point (3.02m x 2.85m)

Lounge: 15'8 (4.78m) x 13'1 (3.99m) narrowing to 8'10 (2.69m)

Balcony

Shower Room : 6'2 x 5'11 (1.88m x 1.80m)

Bedroom 2: 12'11 x 8'5 at widest point (3.94m x 2.57m)

Bedroom 1: 11'7 at widest point (3.53m) narrowing to 8'4 (2.54m) x 11'6 at widest point (3.51m)

### SECOND FLOOR

Landing

Loft Room 1: 11'2 at widest point x 9'8 at widest point (3.41m x 2.95m)

Loft Room 2: 9'11 at widest point x 9'8 at widest point (3.02m x 2.95m)

### OUTSIDE

Rear Garden

Off Road Parking





## Main features

- Fantastic location just a short walk to local shops and the 98 and 200 bus route
- Great for commuting, Littlehaven Station and Horsham Bypass nearby
- Extensive accommodation including two loft rooms on the second floor
- Driveway parking for 2 cars
- A Flying Freehold affects this property - please make enquiries



### Nearest Schools

Primary Schools: All Saints CofE Primary 0.8 miles, Northolmes Junior School, Horsham 0.7 miles, St Robert Southwell Catholic Primary, Horsham 0.4 miles. Secondary Schools: Millais School 1.5 miles, Queen Elizabeth II Silver Jubilee School, Horsham 1.6 miles



### Transport Information

Train Stations: Littlehaven 0.3 miles, Horsham 1.3 miles, Warnham 3.3 miles



### Address

Lambs Crescent, Horsham, West Sussex, RH12



### Directions

For directions to this property please contact us.





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■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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