



Price
£625,000

Freehold

5x  3x  1x 

**Lambs Farm Road,
Horsham, West Sussex,
RH12**

cubitt & west
Helping you move forwards



Main features

- Attractive family home in popular residential location
- No onward chain
- Within walking distance of mainline train station and Leechpool Woods
- Potential to enlarge and improve, subject to any necessary consents
- Convenience of driveway parking for 4 cars

Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge/Dining Room: 26'4 (8.03m) x 14'6 (4.42m) narrowing to 12'6 (3.81m)
- Kitchen: 13'1 x 10'6 (3.99m x 3.20m)
- En Suite Shower Room
- Bedroom 5: 15'3 x 8'7 (4.65m x 2.62m)

FIRST FLOOR

- Landing
- Bedroom 2: 12'8 at widest point x 12'7 at widest point (3.86m x 3.84m)
- Bedroom 3: 12'7 x 9'4 (3.84m x 2.85m)
- Bathroom
- Bedroom 4: 10'3 x 9'7 (3.13m x 2.92m)
- Bedroom 1: 12'2 at widest point x 9'0 at widest point (3.71m x 2.75m)
- En Suite Shower Room

OUTSIDE

- Front & Rear Gardens
- Driveway Parking

Ground Floor
Approx. 77.4 sq. metres (833.6 sq. feet)



First Floor
Approx. 67.6 sq. metres (727.7 sq. feet)



Call Horsham - 01403 269268 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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