



Price
£475,000

Freehold

3x  1x  1x 

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

OVER 60?

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



cubitt & west
Helping you move forwards



Main features

- **Spacious family home in a great location**
- **Easy access to both Littlehaven train station and Horsham bypass**
- **Convenience of driveway and integral garage**
- **All bedrooms are doubles**
- **No onward chain**

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Dining Room: (L-shaped) 21'4 x 18'6
(6.51m x 5.64m) plus 9'7 x 7'0 (2.92m x 2.14m)

Kitchen: 11'5 at widest point x 8'10 at widest point
(3.48m x 2.69m)

FIRST FLOOR

Landing

Bedroom 1: 14'6 into fitted wardrobes x 9'11
(4.42m x 3.02m)

Bedroom 3: 11'5 up to fitted cupboard x 11'2
(3.48m x 3.41m)

Bedroom 2: 14'0 up to fitted cupboard x 9'2
(4.27m x 2.80m)

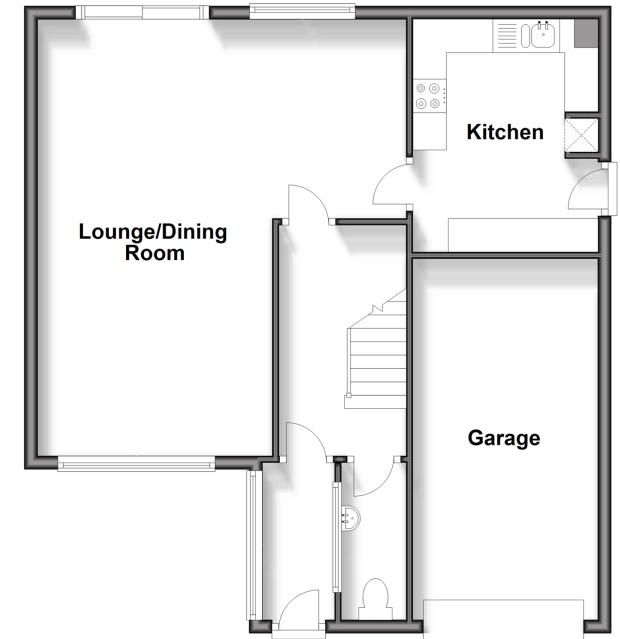
Bathroom: 6'11 x 6'1 (2.11m x 1.86m)

OUTSIDE

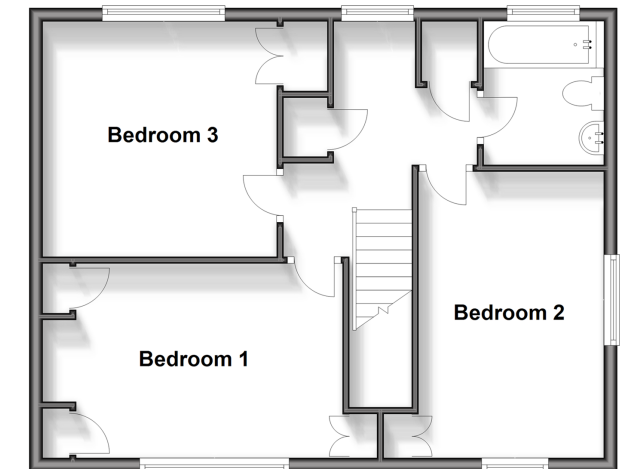
Front & Rear Garden

Garage & Driveway

Ground Floor
Approx. 67.1 sq. metres (722.2 sq. feet)



First Floor
Approx. 54.9 sq. metres (590.8 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



20917621/20240514/KEP/KEP