



**Price**  
**£475,000**

**Freehold**

3x  1x  1x 

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

**OVER 60?**

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

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& west**  
  
**FOR SALE**  
01403 269268

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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)

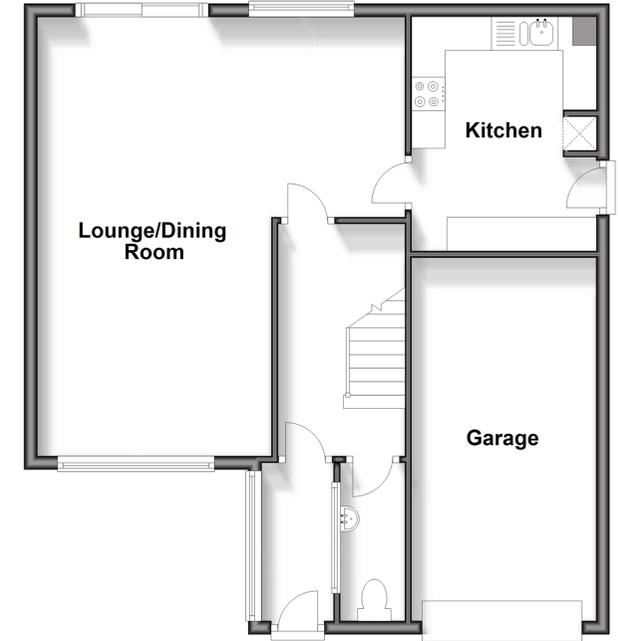
### OUTSIDE

Front & Rear Garden

Garage & Driveway

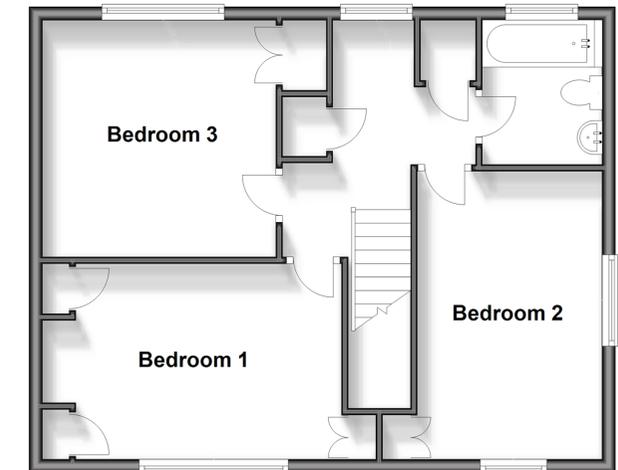
## Ground Floor

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](http://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.



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