



Lapwing Close, Horsham, West Sussex RH13 5PB
Asking Price £475,000

& LINES
James

Lapwing Close, Horsham

- NO CHAIN
- DETACHED
- THREE BEDROOMS
- DRIVEWAY & GARAGE
- EPC RATING D
- COUNCIL TAX BAND E
- POPULAR LOCATION
- GREAT CATCHMENT AREA
- POTENTIAL TO EXTEND STPP
- FREEHOLD

*** NO ONWARD CHAIN *** A well appointed three bedroom detached family house with the potential to extend STPP, situated within the desirable catchment area for a number of primary and secondary schools.

Location

The property is positioned at the entrance to the cul de sac which is conveniently located within walking distance to Horsham station and amenities. Leechpool and Owlbeech Woods are also in easy reach providing 53 acres of ancient woodland to explore. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose and John Lewis. By car the A264 and A281 are only a short drive away connecting the road networks to London, Gatwick and the South coast





Property

The property is presented in good order and offers an inviting living space with plenty of natural light. On entering there is a useful porch area with room for coats and shoes and cloakroom. The lounge/diner is a good size and features stylish wood flooring, large picture window to the lounge area and a tiled fireplace with electric fire. Patio doors in the dining area provide access the the garden. The kitchen is fitted in a range of navy base and eye level units with with complementing white work tops and upstands, there is space for a breakfast table. An understairs cupboard provide useful addition storage. The garage and garden can also be accessed from the kitchen. Upstairs the bedrooms are versatile and can be adapted to suit your lifestyle, whether you require a home office, guest room, or children's space. There are two double bedrooms both fitted with wood flooring and a good sized single bedroom. The fully tiled family bathroom is fitted in a white suite with shower over bath and benefits from a window allowing plenty of light and ventilation. A cupboard housing the water cylinder provides space for towels and linen. The property further benefits from gas central heating.

Outside

The property offers driveway parking in front of the garage with side access to the rear. The front garden is laid to lawn with shrubs to the borders. The rear garden offers well stocked established borders and offers a patio area and raised lawn with further patio area. A useful shed has been built onto the side of the property.

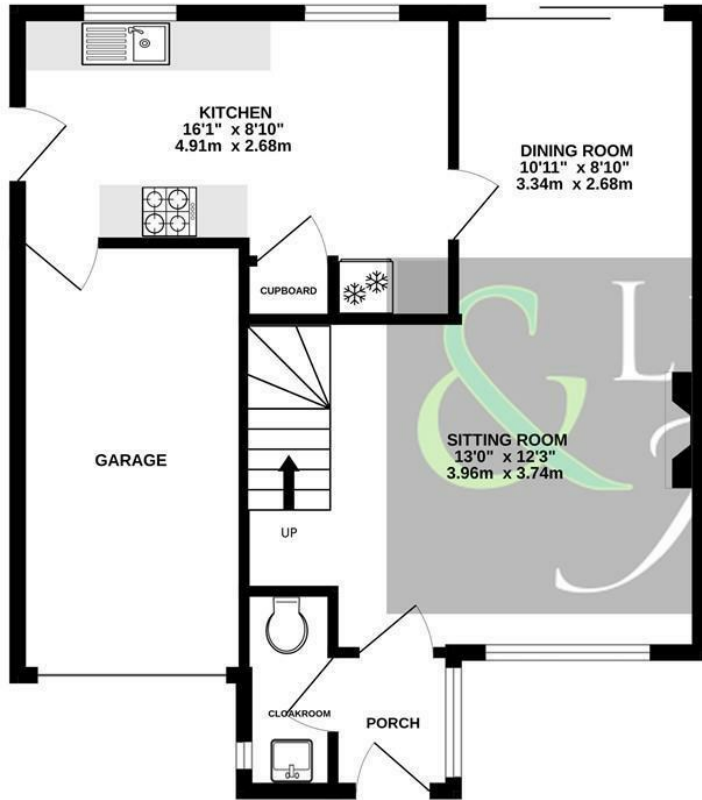
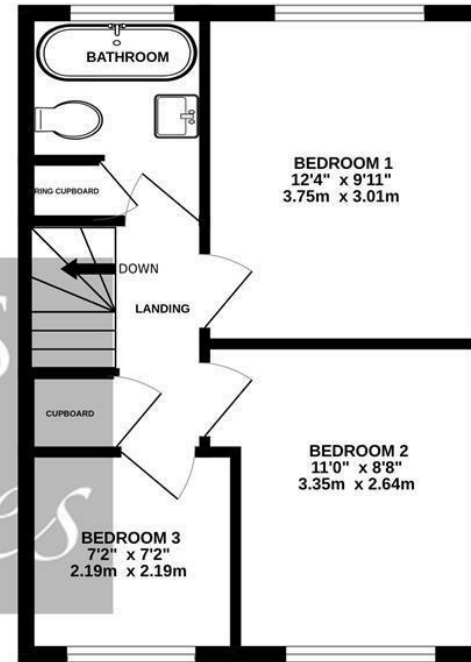
Disclaimer: The images reflect when the property was empty, the property is currently occupied by tenants.



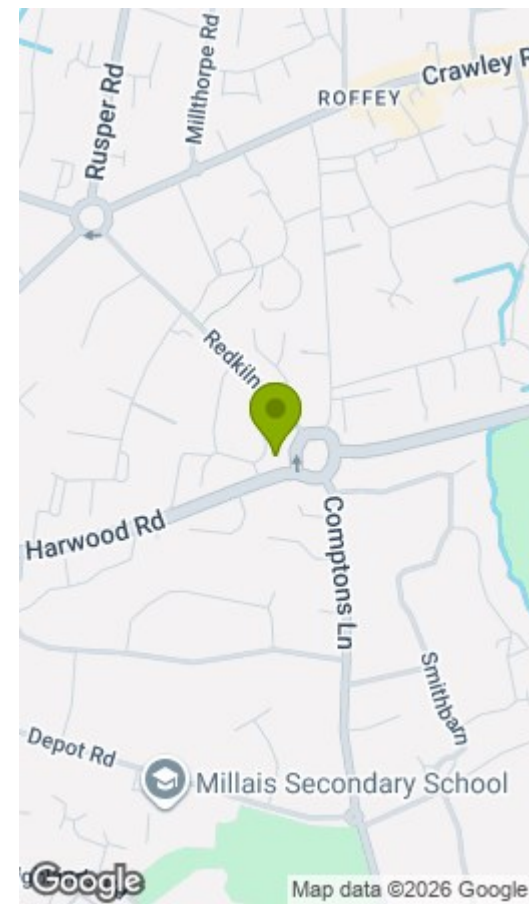


GROUND FLOOR

1ST FLOOR



Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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