



**119 Lambs Farm Road, Horsham, RH12 4LP**

**In Excess of £475,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 2 double sized bedrooms
- 2 reception rooms
- Well presented detached house built in the 1960s
- Driveway for 2 vehicles and garage
- No onward chain
- Part walled private garden
- Potential to enlarge
- Close to schools, transport links, shops and walks

A conveniently located 2 double bedroom, 2 reception room detached house, built in the 1960s with driveway for 2 vehicles, garage, private garden and no onward chain.

Council Tax band: E

Tenure: Freehold







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The accommodation comprises: entrance hallway, cloakroom, sitting/dining room with feature gas fire and family room/occasional bedroom. The kitchen is fitted with a range of units, including domestic appliances and a door provides side access. There is an opportunity to incorporate the family room or/and garage to create a family sized kitchen.

The first floor landing leads to a principal bedroom with 2 large eaves storage cupboards for which one could be converted into an en suite if required. The second bedroom comfortably fits a double bed and the bathroom completes the first floor.

Benefits include double glazed windows and gas fired central heating to radiators (Vaillant boiler located in the airing cupboard).

A driveway provides parking for 2 vehicles, leading to the garage with power and rear courtesy door. The driveway could be widened by removing the lawned front garden.

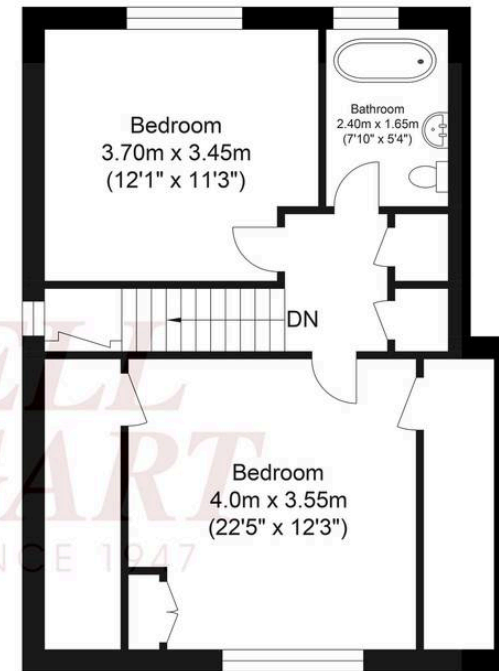
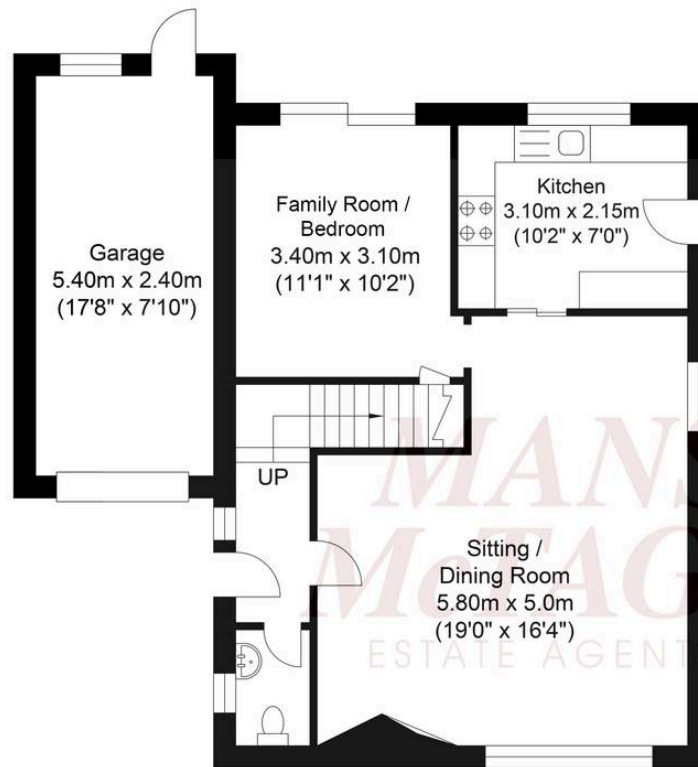
The 46' x 33' part walled rear garden offers an excellent degree of privacy and is predominantly lawned with well established border, paved patio and side access.



The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.







Ground Floor  
Approximate Floor Area  
549.92 sq ft  
(51.09 sq m)

First Floor  
Approximate Floor Area  
517.52 sq ft  
(48.08 sq m)

Approximate Gross Internal Area (Excluding Garage) = 99.17 sq m / 1067.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

01403 263000 • [horsham@mansellmctaggart.co.uk](mailto:horsham@mansellmctaggart.co.uk) • [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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