



Lapwing Close, Horsham

Guide Price £650,000

Lapwing Close

Horsham

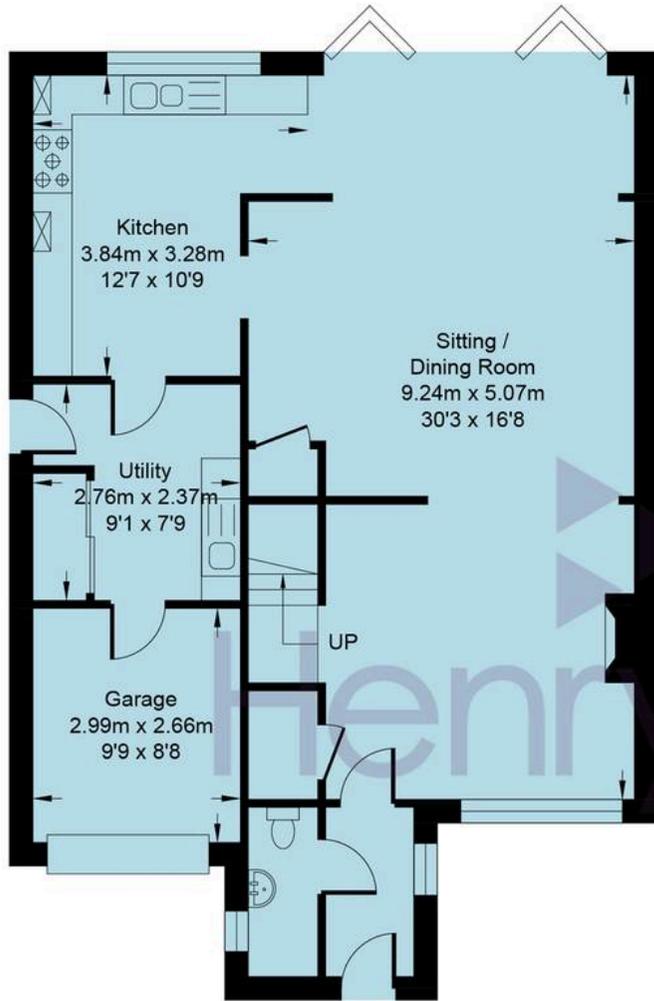
A beautifully presented, modern and contemporary four-bedroom, two-bathroom detached family home.

The ground floor features a welcoming reception hallway leading into a fabulous open-plan sitting and dining room, enhanced by high-quality strip wood flooring throughout. The space enjoys a light and airy feel thanks to its dual aspect, with bi-fold doors at the rear opening onto the garden terrace. The dining area flows seamlessly into the adjoining kitchen, which is fitted with a range of shaker-style wall and base units, complemented by contrasting work surfaces. There is a superb selection of integrated Bosch appliances, including a Bosch dishwasher and double oven/ microwave, gas hob, and stainless steel extractor hood. A useful utility room is also located on the ground floor, providing access to the partially converted garage—ideal for storing bicycles and garden equipment.

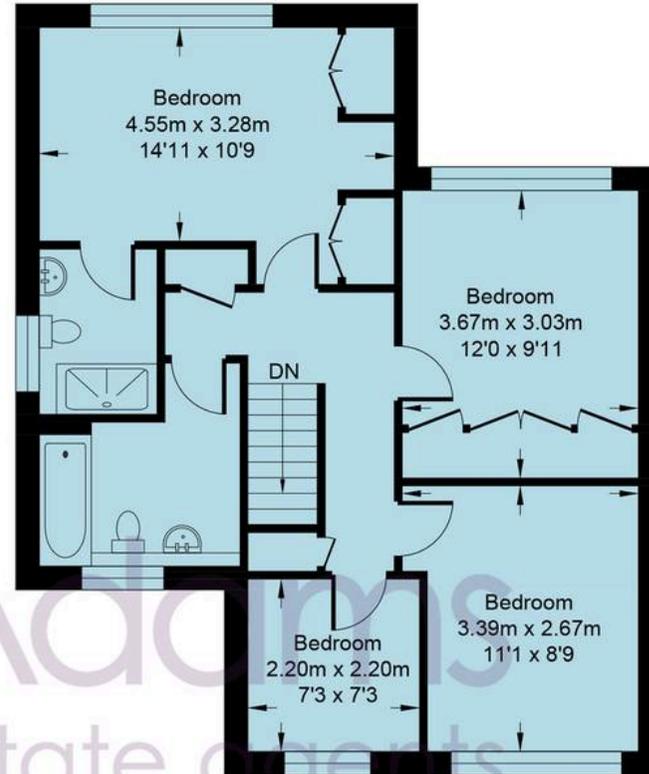
On the first floor, the principal bedroom overlooks the rear garden and benefits from fitted wardrobe space, along with a stylish en-suite shower room featuring a walk-in shower, wash hand basin, WC, and contemporary chrome fittings. Three further bedrooms complete the first floor, along with a well-appointed family bathroom, which includes a bath with wall-mounted shower, low-level WC, and wash hand basin, all finished in a modern style with chrome fittings.







GROUND FLOOR



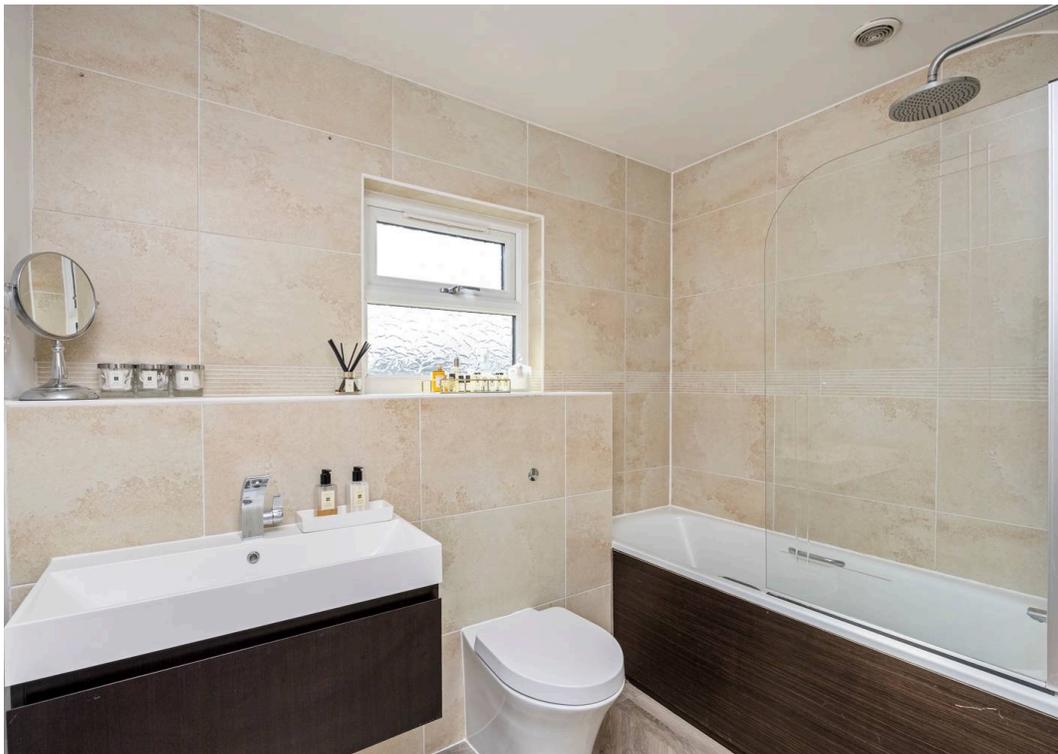
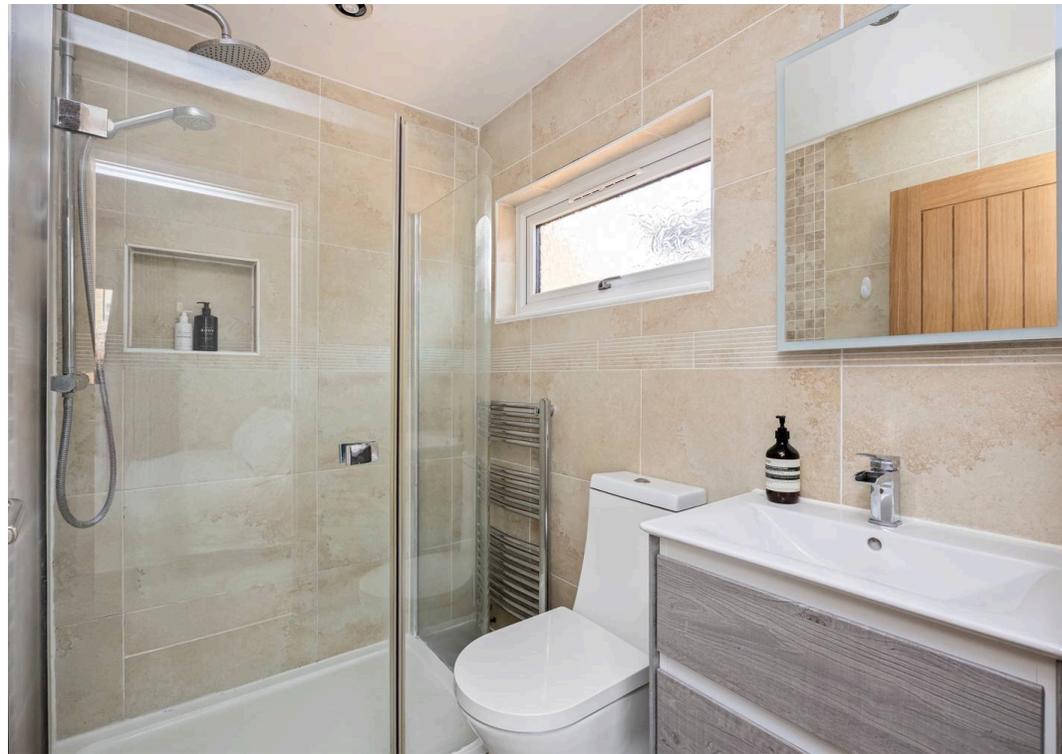
FIRST FLOOR

Lapwing Close

Approximate Area (Including Garage) = 1461 sq ft / 135.7 sq m

Total = 1461 sq ft / 135.7 sq m

For identification only - not to scale



To the front of the property, a block-paved driveway provides off-road parking for several vehicles, bordered by well-stocked and mature planting. The rear garden features a paved terrace—ideal for outdoor dining during the summer months—leading onto a well-maintained lawn, enclosed by mature trees, shrubs, and established borders.

This property is ideally situated with convenient access to Horsham town centre, the mainline train station, well-regarded local schools, and the surrounding countryside. This superb family property is also perfectly suited for commuters, offering excellent links to London, Gatwick, and Brighton. The home further benefits from ample driveway parking for several vehicles, a garage for storage, and a landscaped rear garden.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.