



14 Lanyon Close, Horsham

Guide Price £300,000

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Horsham

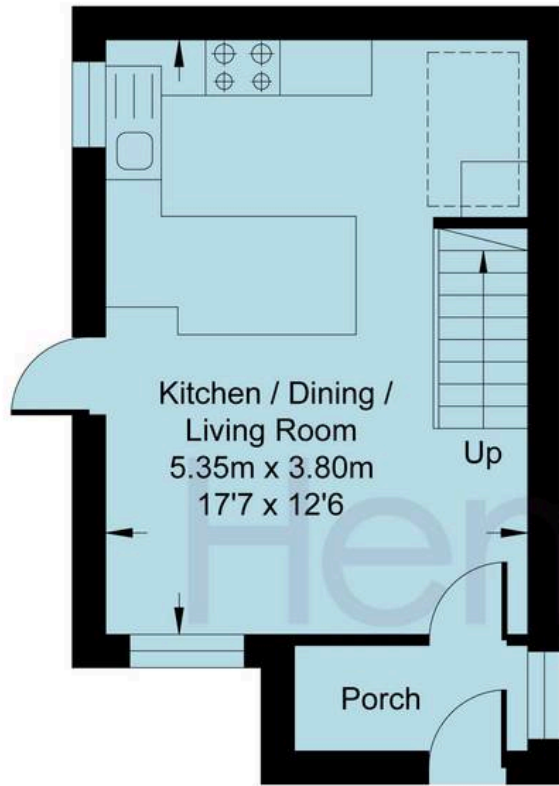
This stunning one bedroom house with garage and parking space really must be seen. The property is situated in the sought after area of North Horsham, offering an excellent opportunity for first time buyers or those looking to downsize.

The property is freehold and features a welcoming entrance hallway that leads into a light and neutrally decorated living space/kitchen which has been completed by the current owners to a high standard. The accommodation is thoughtfully arranged to maximise comfort and practicality, with a spacious double bedroom, a modern bathroom, and a well appointed kitchen with island.

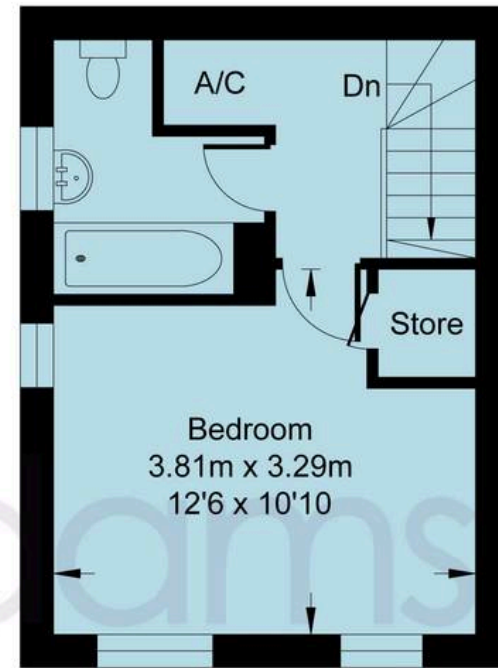
The house is ideally located close to well regarded schools and a range of local amenities, making it a convenient base for daily living. Littlehaven train station is within very good reach, offering superb transport links for commuters.

Externally, the property benefits from a neat and manageable garden, perfect for relaxing or entertaining. parking space and garage.

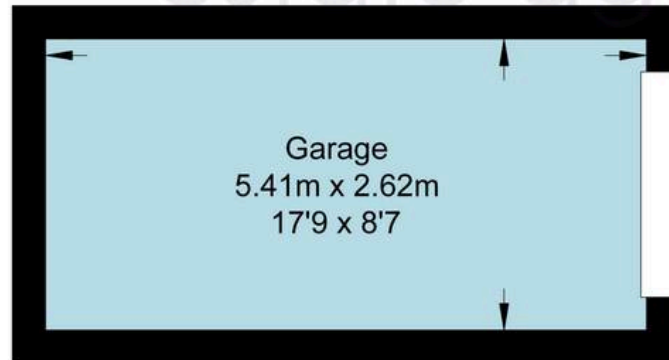




GROUND FLOOR



FIRST FLOOR



Lanyon Close

Approximate Area = 461.34 sq ft / 42.86 sq m

Garage = 152.52 sq ft / 14.17 sq m

Approximate (Including Garage) Area = 613.86 sq ft / 57.03 sq m

For identification only - not to scale







The front entrance is set to the side and can be easily missed but also gives you a fantastic feeling of privacy from your neighbours. The outside space is easy to maintain, making it ideal for those seeking a low maintenance lifestyle. This attractive home combines modern convenience with a desirable location, and early viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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.