



1 Lambs Crescent
Horsham, West Sussex, RH12 4DH
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Alex Harvey
A passion for property

1 Lambs Crescent

A beautifully presented four-bedroom end of terrace house, situated on a mature corner plot with a detached single garage. Located in the ever-popular north of Horsham, close to local amenities and a short distance from the railway station at Littlehaven, with services to London.

- FOUR BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- TWO BATH/SHOWER ROOMS
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE
- CONVENIENT LOCATION

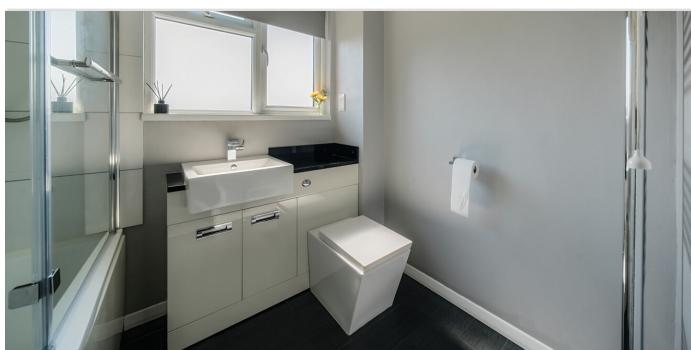


This extended end of terrace home offers surprisingly spacious and versatile accommodation arranged over two floors and set on a generous corner plot.

The welcoming hallway provides access to the ground floor offering a sitting room, dining room, study area, utility, downstairs cloakroom, and kitchen/breakfast room. The sitting room, to the front of the property is a lovely bright space with a feature fireplace and archway leading into the dining room. The dining room, with plenty of natural light, offers a generous space with ample room for a dining table with chairs. From here is an archway into the study area, ideal for those working from home. An archway leads to the utility room, with space & plumbing for a washing machine & dryer, and access to the downstairs cloakroom.

The dual aspect kitchen/breakfast room is a lovely feature of this home, fitted with glossy units and contrasting wood-effect worktops and finished with modern spotlights. Appliances include split-level double oven & microwave, six-ring gas hob with extractor over, and integrated fridge, freezer, and dishwasher.

The central stairwell leads to the first-floor landing with access to three double bedrooms, a good-sized single room, and the family bathroom. Bedroom one has the benefit of an en-suite shower room.

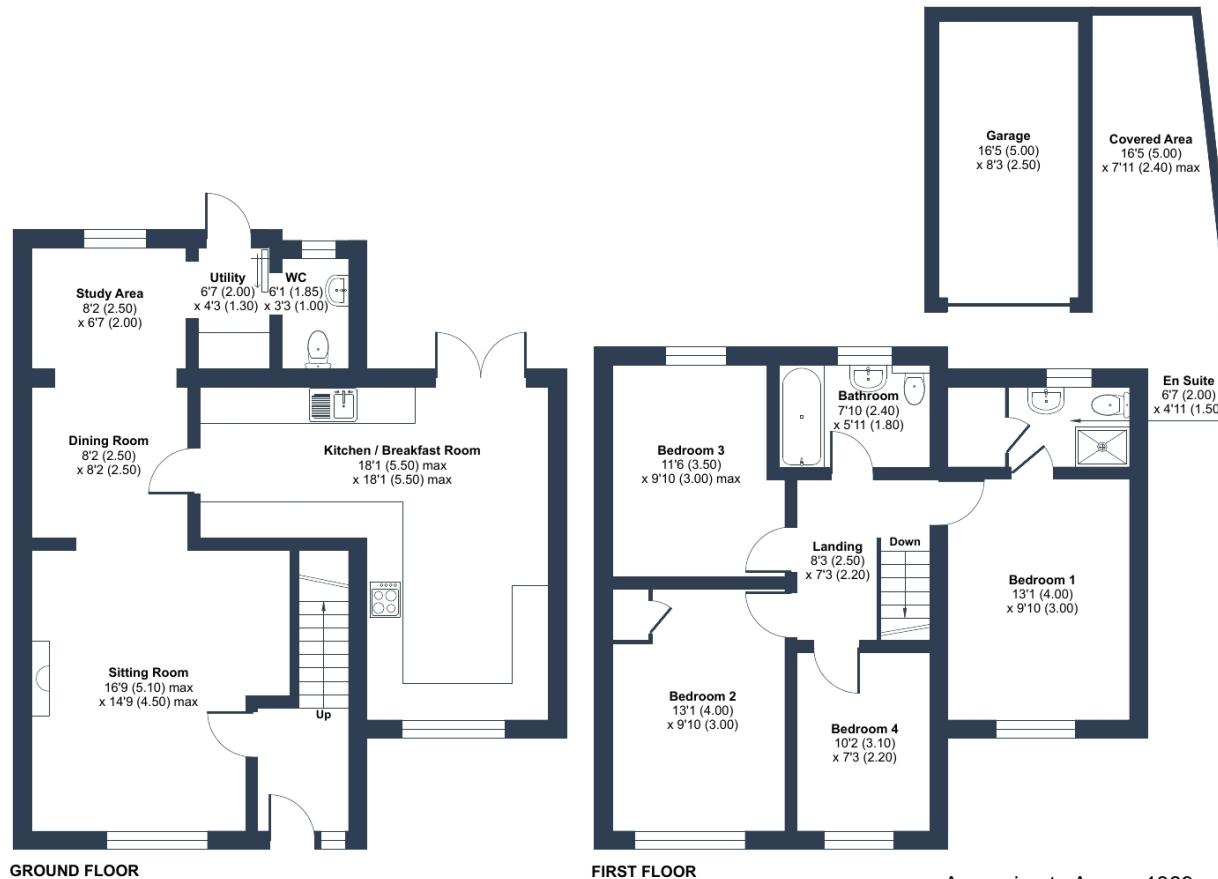


OUTSIDE

Set on a generous corner plot, the property is approached via a footpath that leads to the front door and side gate into the rear garden. The south-facing, secluded rear garden is perfect for aspiring gardeners, currently mainly laid to lawn with flower beds and a paved pathway leading to the detached garage and to the useful garden shed at the end of the garden. There is a sizeable area of decking by the house which is the ideal space for alfresco dining & entertaining.

Horsham is a popular market town with a shopping centre and mainline station. This property is located a short distance from a variety of shops and amenities. For the commuter, Littlehaven railway station is less than half a mile away. Horsham Carfax, in the town centre, is around two miles away, offering a wide range of restaurants, services and shopping facilities.





Approximate Area = 1369 sq ft / 127.2 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1506 sq ft / 139.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1269033

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.

Council Tax Band D. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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