



Woodstock Close, Horsham RH12 5YT



LOCATION This mid terrace home is set within an enviable location to the North of Horsham, approximately 1.5 miles distant from the town centre. Horsham, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. Littlehaven station (serving London Bridge & Victoria) is a short walk from the property.



PROPERTY The property comprises; Good sized lounge, modern kitchen with appliances with doors leading to the rear garden. To the upstairs you have two bedrooms, a double and a further single bedroom perfect for an office or nursery, completing the property is the white bathroom suite with shower over bath. The property is neutrally decorated throughout and new carpets have been laid throughout. The property is offered on an unfurnished basis and is available for immediate occupation.

OUTSIDE The good size rear garden is mainly laid to lawn and has side access. The property also benefits from an allocated parking space.

Total Approximate Floor Area
475.20ft²/44.15m²

Viewing arrangements by
appointment through :

Brock Taylor
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Ground Floor

- 14'1" x 11'8" (4.32 x 3.56 m)
- Kitchen 5'10" x 11'7" (1.80 x 3.54 m)

Floor 1

- Bathroom 4'10" x 5'6" (1.49 x 1.69 m)
- 9'1" x 11'8" (2.79 x 3.56 m)
- Landing 6'4" x 5'10" (1.94 x 1.80 m)
- 5'7" x 11'7" (1.71 x 3.54 m)

Approximate total area⁽¹⁾
475.20 ft²
44.15 m²

Reduced headroom
16.88 ft²
1.57 m²

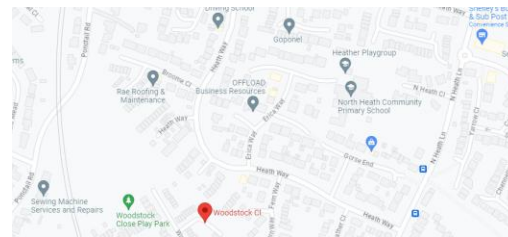
(1) Excluding balconies and terraces

□ Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Map Location



EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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