



# Stoneybrook, West Sussex RH12 1UN



**LOCATION** This two bedroom house is set in a quiet cul-de-sac on the ever popular Hills Farm estate development to the West of Horsham that offers good access to the A24 and A281. The property is also well positioned within walking distance of Horsham's thriving town centre, mainline station and primary schools. Horsham town centre and Train Station. Horsham is the 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 is just 1 mile away, and 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. The property also sits within close proximity of some of the area's most popular schools.

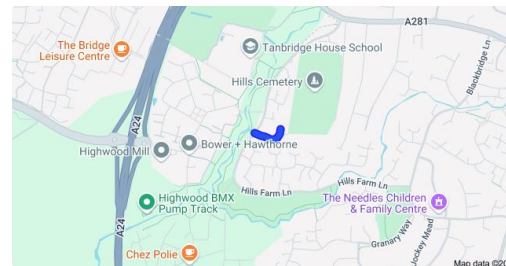


**THE PROPERTY** A well presented two bedroom end of terrace property. The property comprises; entrance hall, modern kitchen with appliances and bright lounge with doors leading to the rear garden. The master bedroom is neutrally decorated and there is a further single bedroom perfect for an office or nursery. New carpets are to be installed to the upstairs. Completing the property is the white bathroom suite with shower over bath. The property is offered on an unfurnished basis and available for occupation 1<sup>st</sup> March 2025.

**OUTSIDE** The good size rear garden is accessed via a side gate and includes a storage shed. The property also benefits from an allocated parking space and additional on road parking.

Viewing arrangements by appointment through :

Brock Taylor  
01403 272002  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

**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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