



**Stoneybrook
Horsham, RH12 1UN**

£346,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Stoneybrook, Horsham, RH12 1UN

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LOCATION

Set within a small cul de sac on the ever popular Hills Farm Development, located to the west of Horsham and offering good access to the A24 and A281. The property is also set within a short walk of both Tanbridge House School and Arunside Primary School and is close to local shops, including Tesco Extra in Broadbridge Heath. Horsham's River Walk is also very easily accessible and perfect for long walks. The property is well positioned within walking distance of the thriving town centre with its varied range of shopping facilities, coffee shops and restaurants.

PROPERTY

Tenure: Freehold

We are delighted to present this attractive two-bedroom terraced property, currently up for sale and in good condition. This charming abode is ideal for couples, downsizers, first-time buyers, and investors alike. As we enter, we are welcomed by an entrance porch, leading to the reception room. This room is generously sized, featuring Spanish shutter blinds that elegantly filter in the natural light and create a warm, inviting atmosphere. The property also boasts one well-equipped kitchen, offering ample storage, plenty of work surface, and space for a table. An added

advantage is its access to the large conservatory, a unique feature of this house. Adorned with Italian tiles hidden under the carpet, it provides an additional living or dining space, perfect for entertaining guests or enjoying a quiet evening. The property comprises two bedrooms. The first bedroom is a spacious main bedroom, featuring built-in wardrobes and Spanish shutter blinds. The copious natural light illuminating the room enhances its inviting appeal. The second bedroom, although classed as a single, has the potential to accommodate a double bed, offering versatile space according to the buyer's needs. Like the main bedroom, it also benefits from built-in wardrobes and natural light. The bathroom is modern and well-appointed, with heated floors for those cold mornings, a bath with an overhead shower, mirror lighting for a touch of opulence, and a window allowing for ventilation.

OUTSIDE

Externally, the property provides an allocated parking space in the residents' car park, adding to the convenience of living here. The rear garden is a low maintenance, patioed space, complete with a rear gate and shed for additional outdoor storage.





Buses

1 minute walk



Shops

Tesco Extra
1.4 miles



Trains

Horsham – 1.8 miles
Littlehaven – 2.9 miles



Airport

Gatwick
16.8 miles



Roads

M23
7.9 miles



Sport & Leisure

The Bridge
1.4 miles
Pavilions in the Park
1.9 miles



Rental Income

£1,450 pcm
Rental Yield – 5%



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



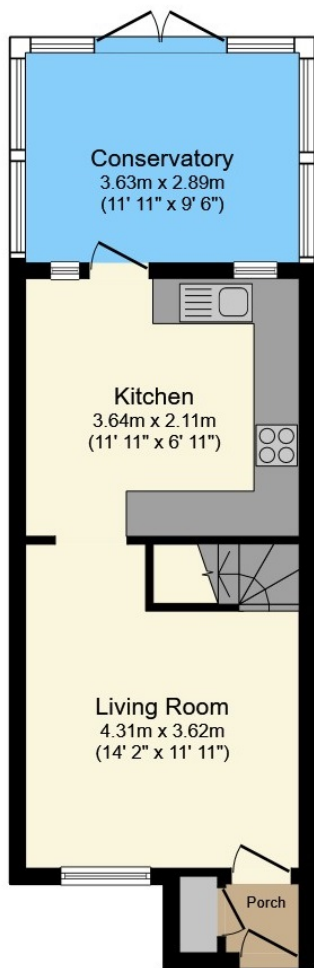
Broadband

Up to 500 Mbps

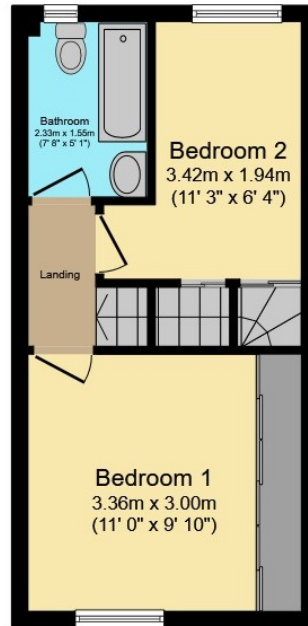


Council Tax

Band C

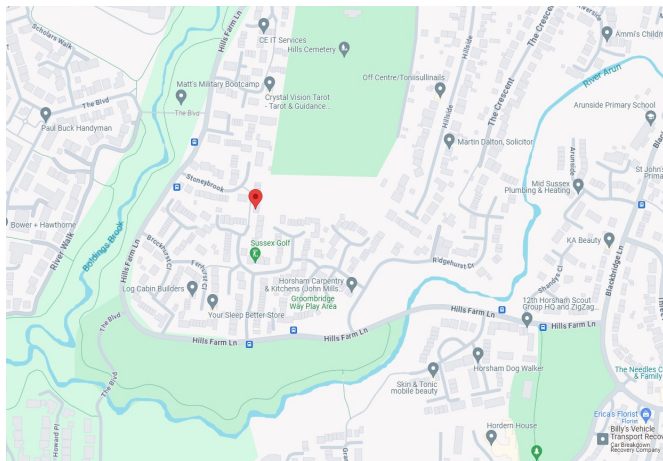


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
747 sq ft / 69 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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