



**Stirling Way  
Horsham, RH13 5RP**

**Asking Price Of  
£775,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



## Stirling Way, Horsham, RH13 5RP



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### LOCATION

The property is ideally located in an ultra-convenient location, within a few minutes' walk of Horsham station, with its direct service to London Victoria (55 mins), but also features an attractive outlook onto a small nature reserve, with an attractive pond. The property is also perfectly positioned within easy walking distance of a number of schools, that include Kingslea Primary School, Millais and The Forest School. Horsham's vibrant town centre is close at hand, with its extensive range of major High Street retailers, including John Lewis & Oliver Bonas and a good range of independent shops, with a twice weekly market too. The town also boasts a wide range of bars, restaurants, coffee shops and pubs, primarily based around the busy East Street. In addition there is an Everyman Cinema and The Capitol Theatre, that hosts a wide range of shows, bands and comedians throughout the year.

### ACCOMMODATION

Tenure: Freehold

The property offers spacious living space, extending to approximately 2000 square feet of accommodation, arranged across two floors, but could offer space for further extension (STPP) if required. The ground floor features a generous living room, with an extended dining room, fitted kitchen, with separate utility/breakfast room and a downstairs cloakroom. On

the first floor there is a generous main bedroom, with a refitted en suite bathroom, in addition to four further bedrooms and a spacious family bathroom. The property also features a spacious landing, double glazing and gas central heating to radiators.

### OUTSIDE

The property is set in an attractive secluded plot, just off Depot Road, on a private walkway and faces out onto a mature pond and nature reserve. There is a generous open-plan front garden, that is laid to lawn, with attractive inset specimen trees and mature shrubs that enclose a lovely private patio, set adjacent to the breakfast room, ideal for a morning coffee, or Al fresco dining. The rear of the property again offers a high level of seclusion, with a crazy paved patio area, with brick retaining wall., leading to an attractive area of lawn, with mature flower and shrub borders. The lawn is flanked by a private driveway, approached through double gates from Stirling Way, that provides off street parking for 3-4 vehicles. The driveway in turn leads to an attached garage, with an up and over door. To the side of the driveway, there is a deep, mature flower bed, stocked with a wealth of mature trees and specimen plants, to create an explosion of colour and high degree of privacy.







**Buses**

4 minute walk



**Shops**

One Stop – 6 minute walk  
Lidl - 8 minute walk



**Trains**

Horsham  
7 minute walk



**Airport**

Gatwick  
13.4 miles



**Roads**

M23  
5.8 miles



**Sport & Leisure**

Pavilions in the Park  
0.6 miles



**Rental Income**

£2,850 pcm



**Schools**

Kingslea Primary  
The Forest School  
Millais



**Broadband**

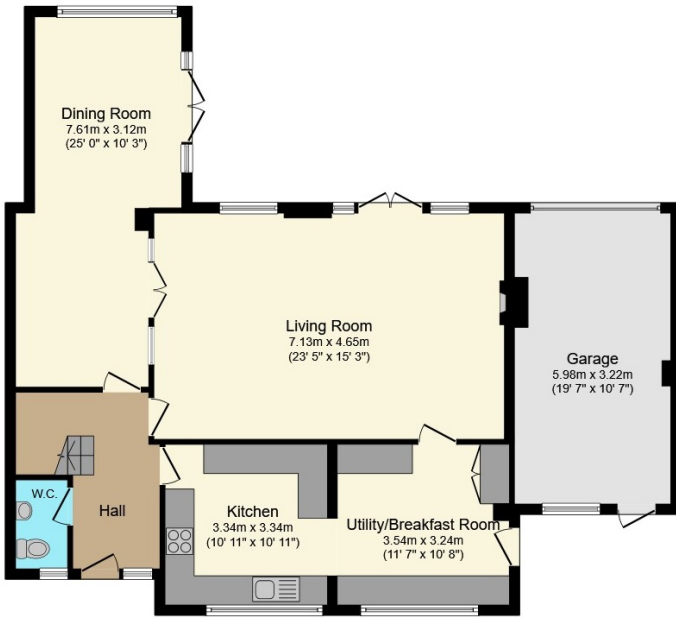
Up to 516 Mbps



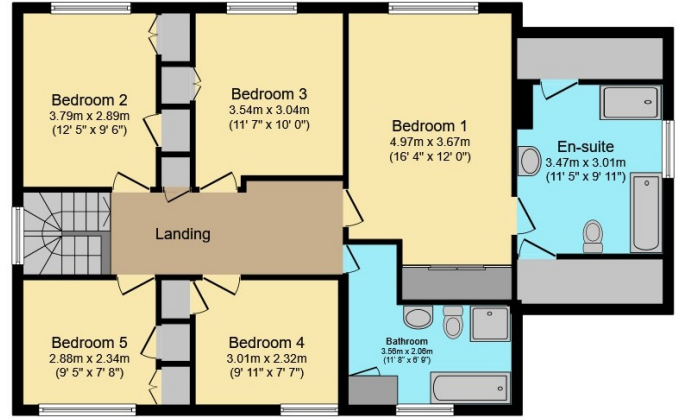
**Council Tax**

Band F



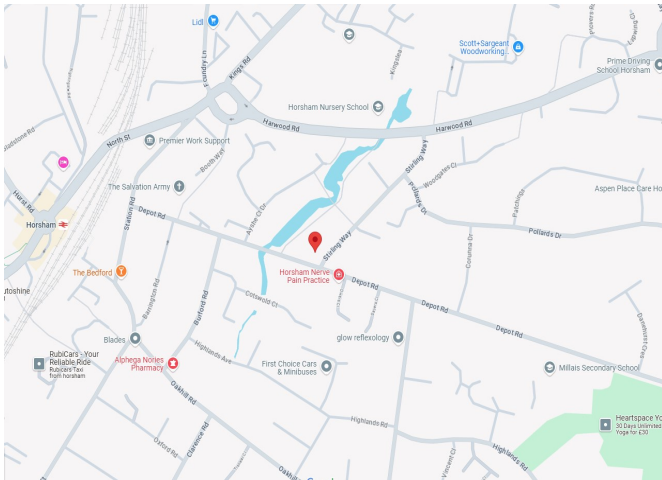


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**2,254 sq ft / 209.4 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(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

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



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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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