



**Stoneybrook
Horsham, RH12 1UN**

**Asking Price Of
£310,000**

**01403 272022
brocktaylor.co.uk**

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

Stoneybrook, Horsham, RH12 1UN

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LOCATION

The property is set in a walkway, at the end of a cul-de-sac, located just off Hills Farm Lane, a popular residential road, to the West side of Horsham. The property is well-positioned for easy access to Horsham town centre, with its extensive range of bars, restaurants and coffee shops, together with The Capitol Theatre and Everyman Cinema. The town also offers a wide range of shopping facilities, including John Lewis, with numerous supermarkets, including both Sainsbury's and a Tesco Extra, conveniently located in Broadbridge Heath. The house is also conveniently positioned, close to both Arunside Primary School and Tanbridge House Secondary School.

ACCOMMODATION

The property is a freehold terraced house and offers well-proportioned accommodation, arranged across two floors, with potential for further improvements and updating. The ground floor features a spacious living room, with ample space for sofas and a dining table, with a double glazed window overlooking the front garden. To the rear of the house is a spacious kitchen/dining room that has a good range of floor and wall mounted units, extensive work surfaces and a door to the garden. On the first floor the

main bedroom is set at the front of the house, with fitted wardrobes. The second bedroom, has a fitted storage cupboard and is set overlooking the garden. In addition, there is a white three piece bathroom suite.

OUTSIDE

To the front of the house there is an open plan front garden, laid to lawn, with a walkway to the front door. To the rear there is an enclosed area of garden, enclosed by fencing with gated rear access, that offers a paved patio, that leads to an area of lawn, with a timber storage shed and external tap.





Buses

2 minute walk



Shops

Tesco Extra
1.4 miles



Trains

Horsham – 1.8 miles
Littlehaven – 3 miles



Airport

Gatwick
16.5 miles



Roads

M23
7.9 miles



Sport & Leisure

The Bridge
1.4 miles
Pavilions in the Park
1.9 miles



Rental Income

£1,350 pcm
Rental Yield – 5%



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



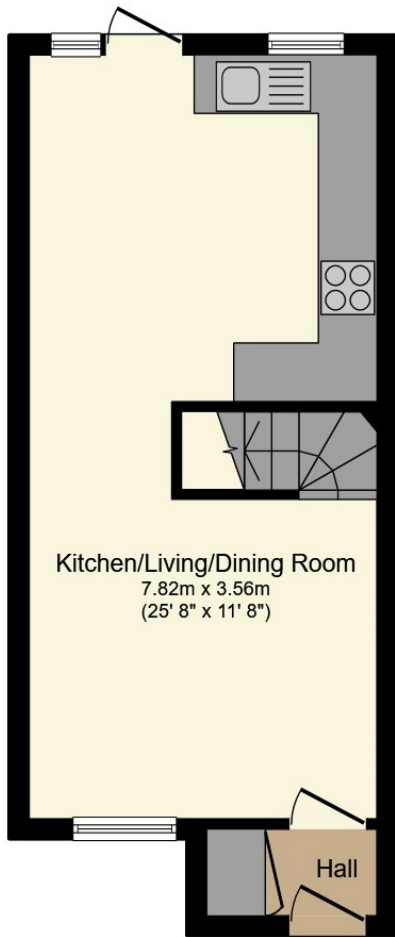
Broadband

Up to 944 Mbps

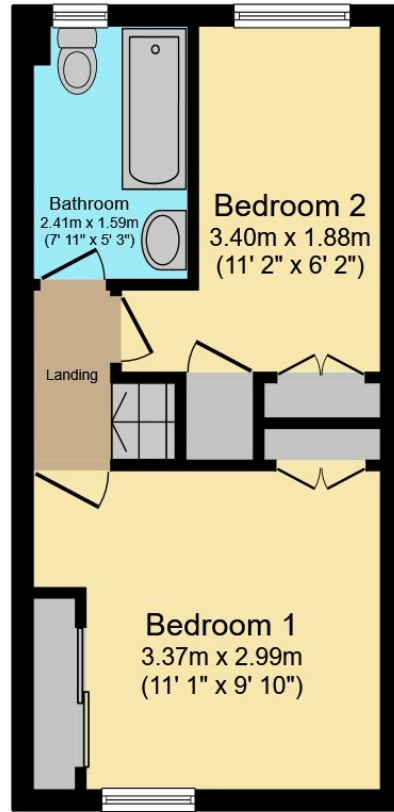


Council Tax

Band C

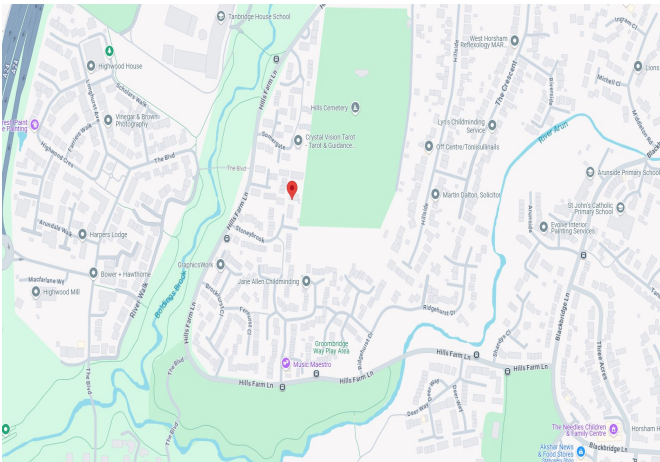


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
618 sq ft / 57.4 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(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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