



**Woodstock Close  
Horsham, RH12 5YT**

**Offers Over  
£315,000**

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

## Woodstock Close, Horsham, RH12 5YT



### LOCATION

This charming property is located in the highly sought-after area of Horsham, a thriving market town in West Sussex. Situated within a peaceful and desirable residential neighborhood, this property benefits from a prime location, offering the perfect balance of tranquility and convenience. The property is nestled just a short distance from the bustling town centre, where you'll find an excellent range of amenities, including independent shops, cafes, and restaurants. The renowned Horsham Park is nearby, providing ample green space for outdoor activities, while the town also offers a selection of schools and leisure facilities, making it an ideal location for families. Within easy reach, you'll find North Heath Community Primary, known for its strong community spirit and high educational standards. For older children, The Forest School & Millais is a short distance, providing outstanding secondary education and a range of extracurricular activities. Additionally, Horsham's Tanbridge House School is nearby, offering a comprehensive education with excellent GCSE results and a strong reputation for academic excellence.

### PROPERTY

Tenure: Freehold

A beautifully presented two-bedroom property located in the desirable town of Horsham. Perfectly suited for first-time buyers, small families, or those looking to downsize, this charming home offers a fantastic blend of comfort, convenience, and style. Upon

entering, you are greeted by a bright living area that boasts natural light and a welcoming atmosphere. The well-designed layout provides ample space for both relaxing and entertaining, with neutral decor throughout that allows for easy personalization. The living room seamlessly flows into the modern kitchen, which is fully equipped with an excellent range of built-in appliances, making it ideal for preparing meals or enjoying family time. Upstairs there are two bedrooms, both of which offer plenty of space for storage and relaxation, and a bathroom fitted with a white suite.

### OUTSIDE

One of the standout features of this property is the private rear garden, providing a peaceful outdoor space to unwind. The garden is fully enclosed, making it safe and secure for children or pets, and offers ample space for outdoor dining, gardening, or simply enjoying the sunshine. For added convenience, the property benefits from allocated parking, ensuring you always have a dedicated space right outside your door. The property is also well located for access to local amenities, transport links, and reputable schools, making it an ideal home for those seeking both comfort and practicality.





#### Buses

5 minute walk



#### Shops

Budgens & Sub Post Office  
10 minute walk



#### Trains

Horsham – 1 mile  
Littlehaven – 1 mile



#### Airport

Gatwick  
11.9 miles



#### Roads

M23  
6.2 miles



#### Sport & Leisure

The Holbrook Club  
12 minute walk  
Pavilions in the Park  
1 mile



#### Rental Income

£1,350 pcm  
Rental Yield – 5%



#### Schools

North Heath Primary  
Holbrook Primary  
The Forest School  
Millais



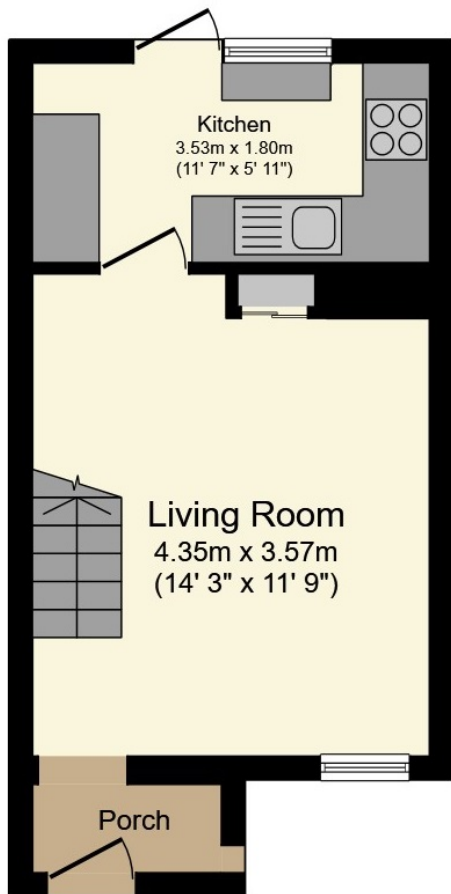
#### Fibre Broadband

Up to 500 Mbps

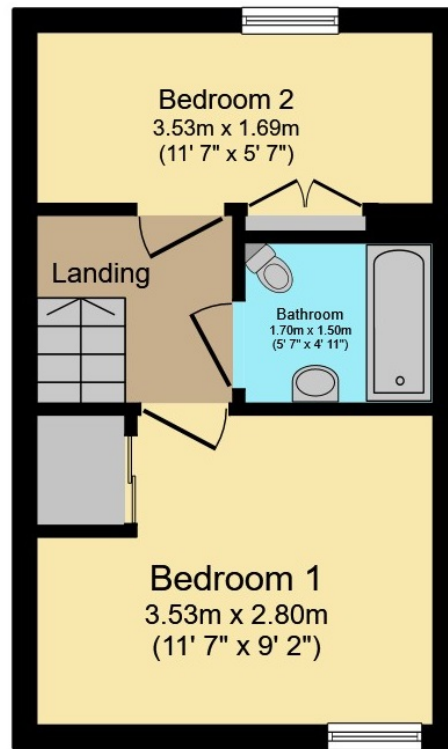


#### Council Tax

Band C

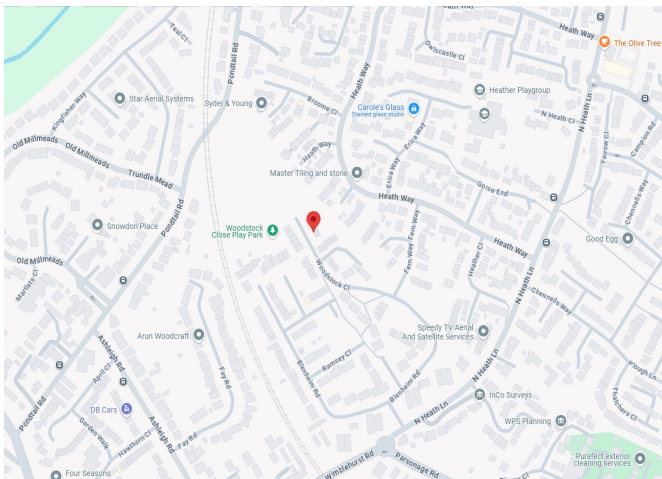


Ground Floor



First Floor

#### Map Location



#### Total Approximate Floor Area

498 sq ft / 46 sq m

#### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		57
(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

01403 272022  
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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2-6 East Street, Horsham, West Sussex, RH12 1HL

