

Stoneybrook, Horsham, West Sussex, RH12 1UN

Asking Price £375,000

Council Tax Band: C



LOCATION

We are delighted to bring to the market this well-presented, mid-terraced, three bedroom property. It is set in a cul-de-sac on the popular Hills Farm Estate, a development to the west of Horsham, that offers good access to the A24 and A281. The property is also set within one mile of both Tanbridge House School and Arunside Primary School. It is also within walking distance of Horsham's thriving town centre with its varied range of shopping facilities, cafes and restaurants.

PROPERTY

On entering the property, you are greeted by an entrance porch with plenty of space to store shoes and coats. An inner door leads through to the large living room. This spacious room can easily accommodate a large corner sofa or three-piece suite. Open to the living room is the kitchen/diner. The kitchen has a range of white gloss base and wall units and drawers. The dining area can fit a good-sized dining table and there is access to the rear garden through the patio doors. Upstairs there are two double bedrooms and one single. The master is at the front of the property and has plenty of space for wardrobes, as well as a large cupboard over the stairs. Finally, a bathroom with shower over the bath, completes the accommodation. This is a well-proportioned property and an internal viewing is highly recommended.

OUTSIDE

The rear garden requires little maintenance, there are mature shrub borders and rear access. There is one allocated parking space and ample non-allocated parking to the front.



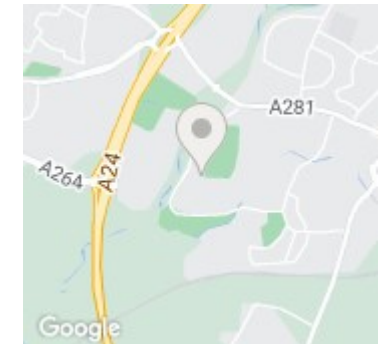
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Total area: approx. 67.9 sq. metres (731.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(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	