



Stoneybrook, Horsham, West Sussex, RH12 1UN



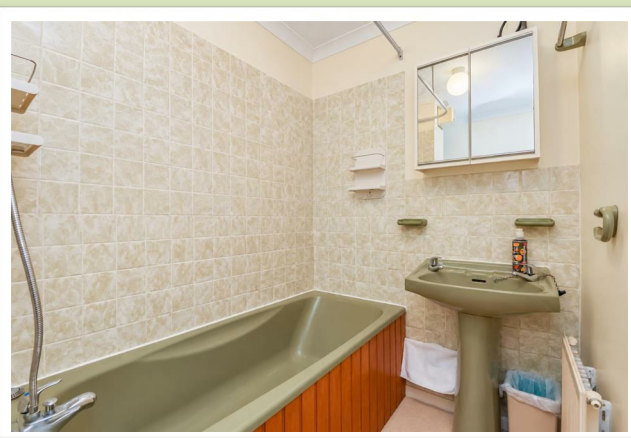
An exciting opportunity to create your ideal home on Horsham's popular west side offering fantastic potential to update, personalise and add your own stamp, this appealing two-bedroom home presents an excellent opportunity for first-time buyers, investors or those looking to downsize. Situated in a peaceful residential cul-de-sac within the ever-popular Hills Farm Lane development, the property enjoys a superb position on Horsham's desirable west side, with the vibrant town centre within easy walking distance and the highly regarded Tanbridge House School catchment area adding further appeal.

The ground floor begins with a well-proportioned kitchen, fitted with a range of wall and base units, a gas hob, double oven and a modern gas-fired boiler. To the rear, the comfortable lounge provides a welcoming space to relax, with a pleasant outlook over the garden and a glazed door opening directly onto the outside space. The rear garden offers plenty of scope to create an attractive spot for outdoor dining and entertaining, currently featuring a charming herringbone brick patio, a small lawned area, garden shed and rear access gate.

Upstairs, there are two bedrooms, including a good-sized double to the rear with built-in wardrobes, while the second bedroom is currently arranged as a single and benefits from additional fitted storage. A family bathroom completes the first-floor accommodation.

Outside, the property benefits from an allocated parking space, together with additional communal on-street parking. Combining a sought-after location, practical accommodation and exciting scope for improvement, this is a wonderful chance to secure a home in a popular Horsham setting and transform it into something truly your own.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

KITCHEN/BREAKFAST ROOM 10'10" x 12'7" (3.30m x 3.84m)

LIVING ROOM 10'10" x 9'10" (3.30m x 3.00m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'11" x 10'3" (3.33m x 3.12m)

BEDROOM TWO 10'10" x 5'7" min (3.30m x 1.70m min)

BATHROOM 4'9" x 8'10" (1.45m x 2.69m)

OUTSIDE

FRONT GARDEN

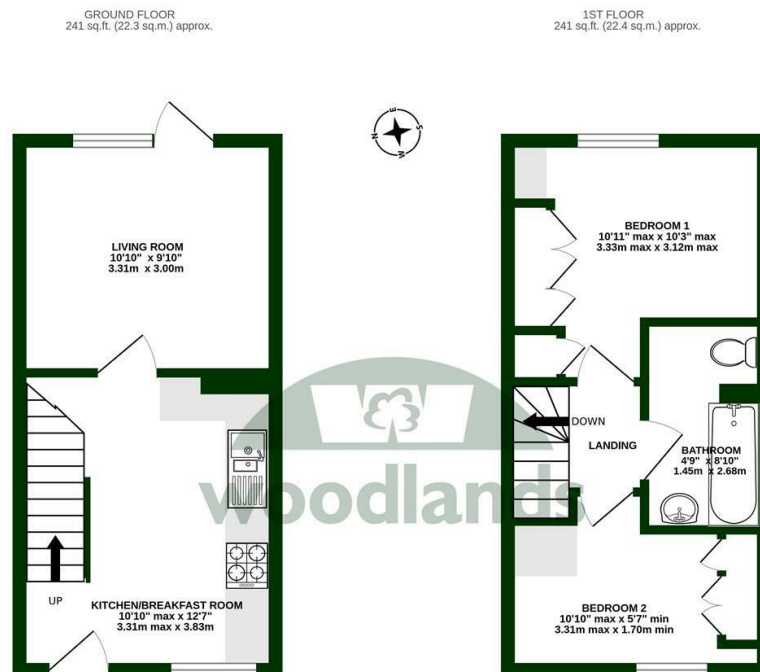
REAR GARDEN

ALLOCATED PARKING SPACE

NO ONWARD CHAIN



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TOTAL FLOOR AREA: 482 sq.ft. (44.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION: The property is situated in a popular residential area on the west side of Horsham within easy access of local shops and amenities. The historic Market Town Centre provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town centre turn left at the traffic lights onto Albion Way. At the roundabout go straight over and at the second set of traffic lights turn right into The Bishopic. Proceed along this road for approximately ¼ mile, and turn left into Hills Farm Lane just before the roundabout for Tanbridge House School. Take the fifth turning on the left into Stoneybrook.

COUNCIL TAX: Band C.

EPC Rating: To be confirmed

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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