



**Stirling Way
Horsham, RH13 5RP**

**Offers In Excess Of
£625,000**

**01403 272022
brocktaylor.co.uk**

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

Stirling Way, Horsham, RH13 5RP



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LOCATION

Stirling Way is ideally located in an ultra-convenient location, within a 5 minute 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 home is well positioned for access to local shops, schools, and green spaces, with public transport routes nearby and Horsham town centre just a short walk away. This location offers a great balance of quiet suburban living with excellent access to everyday amenities, making it ideal for families, professionals, and commuters alike.

PROPERTY

This well-maintained four-bedroom linked detached home offers generous living space with a practical layout and ample storage. The ground floor features a bright living/dining room, and a spacious kitchen that opens into a dedicated utility room – ideal for keeping laundry and appliances tucked away. A ground-floor WC adds extra convenience.

Upstairs, there are four well-proportioned bedrooms, all have built-in wardrobes, and a family bathroom. The layout is ideal for growing families, offering flexible

bedroom space for children, guests, or working from home.

Throughout, the property is presented in good condition, with neutral décor and great natural light. The layout provides clearly defined living and sleeping zones, making it highly functional for family life or downsizers seeking comfort with space.

OUTSIDE & PARKING

The garden is a well-maintained mix of lawn and patio, providing a safe and sunny space for outdoor dining, children's play, or gardening. A rear access door leads into the garage, offering secure storage or workspace potential. The home includes a private driveway, parking for 3 cars and a mature lawn area, with the garage accessible via an up-and-over door. The property's position in a quiet residential street enhances its privacy and appeal for buyers seeking a peaceful setting.





Buses

5 minute walk



Shops

One Stop – 6 minute walk
Lidl - 7 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

£2,400 pcm



Schools

Kingslea Primary
The Forest School
Millais



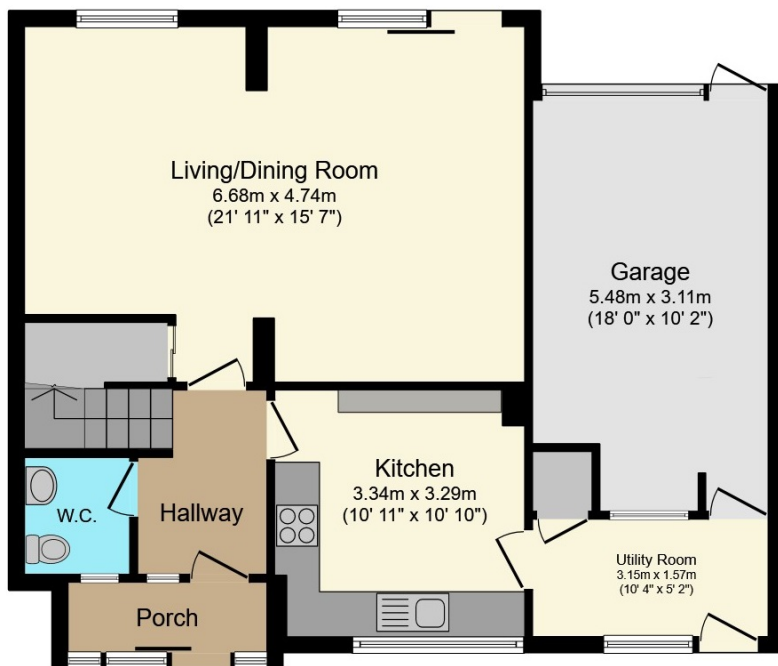
Broadband

Up to 2000 Mbps

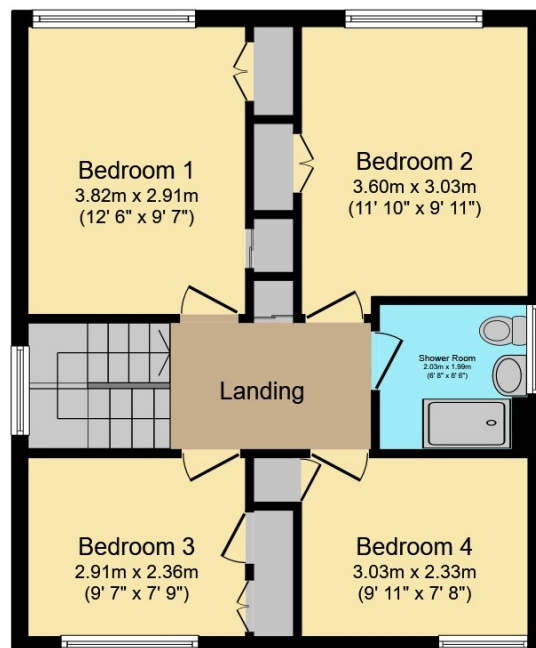


Council Tax

Band F

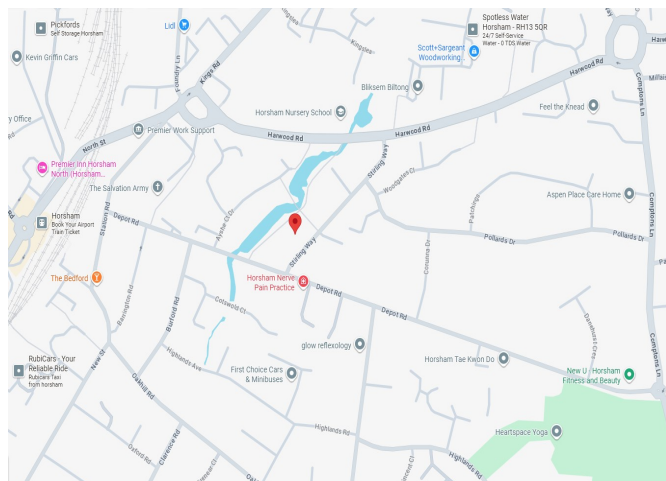


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,420 sq ft / 132 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		
(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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