



**Woodstock Close
Horsham, RH12 5YT**

**Offers In Region Of
£330,000**

**01403 272022
brocktaylor.co.uk**

**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

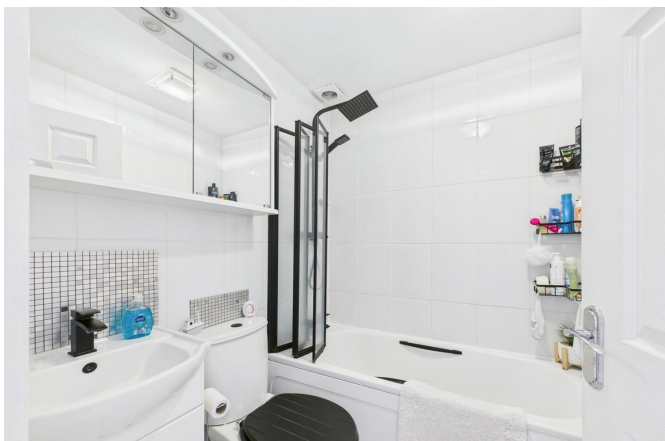
Tenure: Freehold

This beautifully presented two-bedroom home is situated in the highly sought-after town of Horsham. It is an ideal choice for

first-time buyers, small families, or anyone looking to downsize, offering a fantastic combination of comfort, style, and convenience. Upon entering, you are greeted by a bright and inviting living space that is filled with natural light. The layout has been carefully designed to offer plenty of room for both relaxing and entertaining, with neutral tones throughout, providing the perfect backdrop for personalizing the space. The living room flows smoothly into the modern kitchen, which is equipped with a comprehensive range of built-in appliances, making it an ideal area for cooking and spending time with family. On the first floor, you'll find two bedrooms, each offering ample room for storage and relaxation, as well as a featuring a family bathroom.

OUTSIDE

A highlight of this property is the private rear garden, offering a tranquil space to unwind. The garden is fully enclosed, making it safe and secure for children or pets, and provides plenty of space for outdoor dining, gardening, or simply enjoying the sunshine. For added convenience, the property includes allocated parking, so you'll always have a dedicated space right outside your home. Its excellent location provides easy access to local amenities, transport links, and well-regarded schools, making this the perfect choice for those seeking a blend of comfort and practicality.





Buses

7 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 – 4.9%



Schools

North Heath Primary
Holbrook Primary
The Forest School
Millais



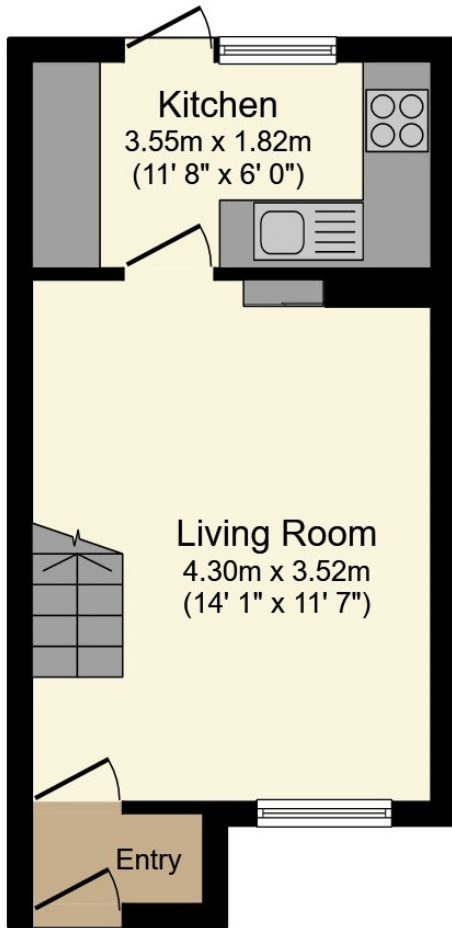
Fibre Broadband

Up to 500 Mbps

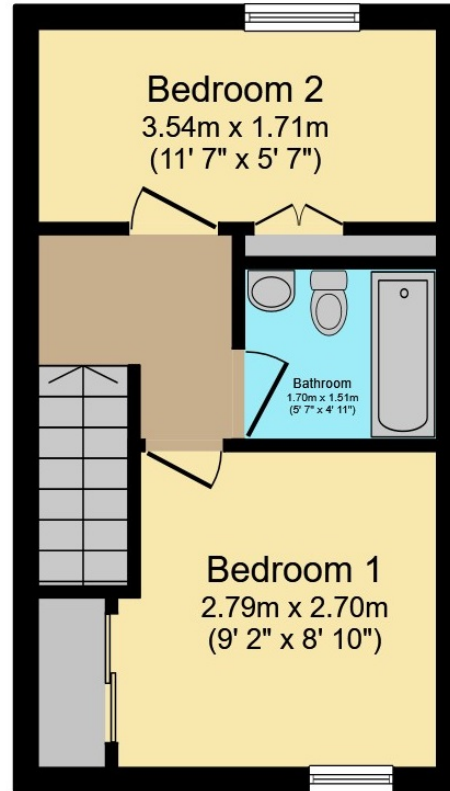


Council Tax

Band C

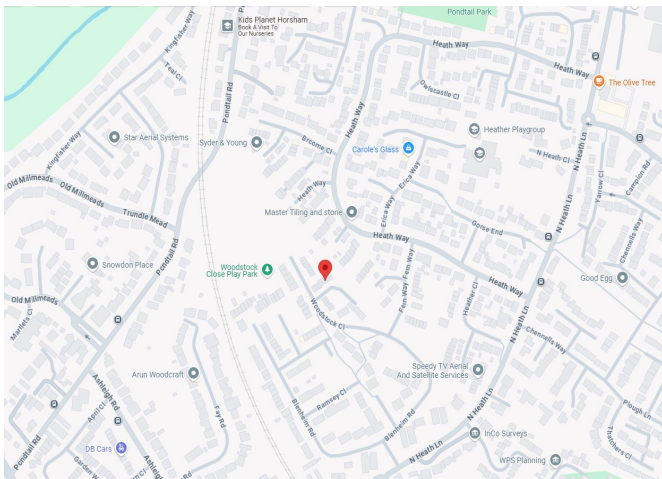


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
508 Sq Ft / 47.2 Sq M

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	74	
(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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