

**Stoneybrook
Horsham, RH12 1UN**

£400,000

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

Stoneybrook, Horsham, RH12 1UN



LOCATION

Tucked away in a peaceful residential development, Stoneybrook enjoys a superb location just moments from the heart of Horsham. Positioned approximately 1.5 miles from the vibrant town centre, the property offers quick and easy access to a wide range of amenities including shops, restaurants, coffee houses, and cultural attractions. Commuters will benefit from excellent transport links with Horsham railway station a short distance away, providing direct services to London and the South Coast. For families, the area is particularly appealing due to its proximity to outstanding local schools. Highly regarded primary and secondary options such as Arunside Primary School, St John's Catholic Primary and Tanbridge House Secondary are all within easy reach. The well-respected College of Richard Collyer is also conveniently located for post-16 education. Despite its central location, Stoneybrook maintains a quiet, community feel, with well-kept surroundings, green spaces, and local walking routes. This is an ideal setting for those seeking a balanced lifestyle that combines town convenience with residential tranquillity. To top it off, the property is being sold with no onward chain, allowing for a quicker and more straightforward move.

ACCOMMODATION

Tenure: Freehold

Stoneybrook is a beautifully presented, three-bedroom home that is quite simply move-in ready, a true turn-key property, finished to an exceptional standard throughout. Tastefully modernised by its current owners, this home offers a rare opportunity to settle into a stylish and low-maintenance residence in one of Horsham's most sought-after locations.

Upon entering, you're greeted by a bright and welcoming hallway, flowing through to a spacious living area featuring stunning solid oak flooring that runs seamlessly across the ground floor. Natural light pours in through the new front and rear double-glazed windows, highlighting the home's sleek, contemporary design and immaculate condition. The heart of the home is the immaculate kitchen, fitted with high-spec appliances, modern cabinetry, and attractive

finishes that will appeal to keen cooks and families alike. Upstairs, three generously sized bedrooms provide ample space for growing families, guests, or working from home. Each room is tastefully decorated and flooded with natural light, creating a calm and comfortable living environment. Completing the accommodation is the pristine bathroom, offering a spa-like experience with premium fixtures and stylish tiling.

Further benefits include allocated parking, a combi boiler, and energy-efficient upgrades throughout. Importantly, the home is offered to the market with no onward chain, making it an attractive and stress-free option for buyers ready to move quickly. Whether you're a first-time buyer, upsizing, or looking for an investment-ready property, Stoneybrook offers style, substance, and superb value in equal measure.

GARDEN AND PARKING

Externally, Stoneybrook continues to impress. To the front, the home enjoys a well-maintained frontage with allocated parking directly outside the rear of the property, providing ease and convenience for homeowners and guests alike. Additional visitor spaces are available nearby. Stoneybrook itself is a quiet cul de sac perfect for families and those seeking a peaceful setting.

To the rear, the standout south-west facing garden is a real highlight. Designed for enjoyment and low maintenance, it offers a beautifully kept lawn, mature borders, and a charming patio area-perfect for entertaining, summer BBQs, or simply relaxing with a glass of wine as the sun sets. Thanks to its favourable orientation, the garden benefits from sunshine throughout the day and into the evening, making it ideal for outdoor living. The garden is securely fenced, making it safe for children and pets, and there's direct rear access for added practicality-ideal for bringing through bikes, bins, or garden furniture with ease. Whether you're green-fingered or simply enjoy being outdoors, this space is a private haven that perfectly complements the stylish interiors.





Buses

2 minute walk



Shops

Tesco Extra
15 minute walk



Trains

Horsham – 1.8 miles
Littlehaven – 3 miles



Airport

Gatwick
14.5 miles



Roads

M23
7.9 miles



Sport & Leisure

The Bridge Leisure Centre
14 minute walk
Pavilions in the Park
1.9 miles



Rental Income

£tbc pcm



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



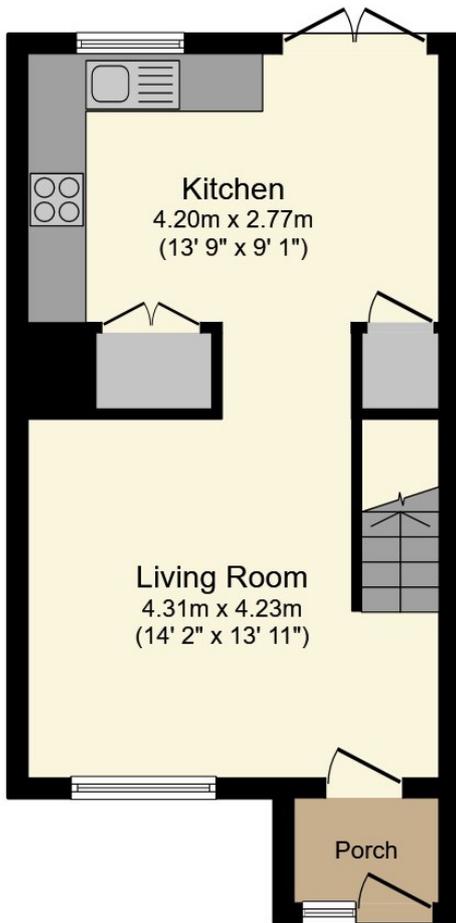
Fibre Broadband

Up to 2000 Mbps

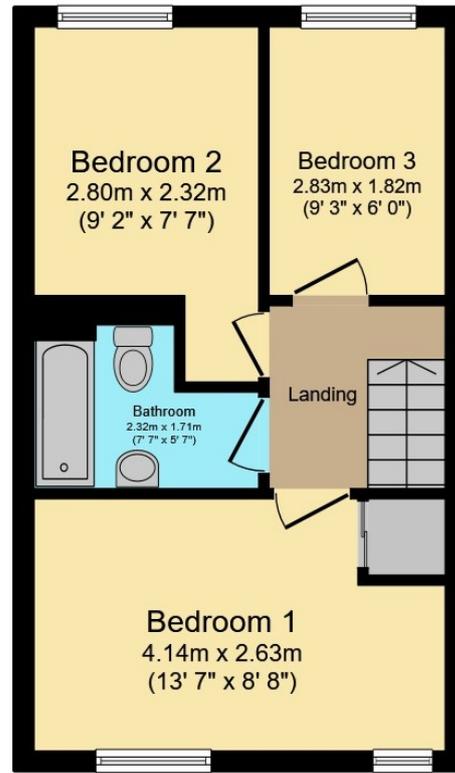


Council Tax

Band C

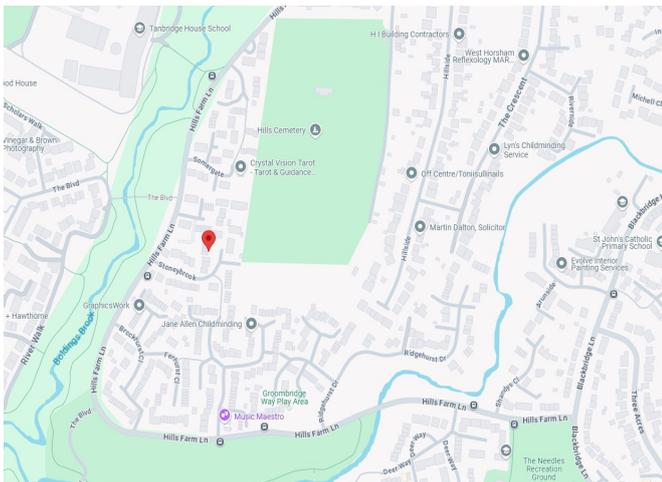


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
709 sq ft / 65.9 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(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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