



19 Tanbridge Place
 Horsham, West Sussex, RH12 1RY
 Guide Price £440,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

19 Tanbridge Place, Horsham, West Sussex RH12 1RY

Situated within close proximity of the town centre is this good sized 3 bedroomed terraced house offered to the market with the benefit of no ongoing chain. Having replacement double-glazed fittings and a gas fired heating system to radiators, the accommodation comprises on the first floor 3 bedrooms, the principal bedroom having a partitioned shower cubical and a family bathroom. Downstairs there is an entrance hall with a cloakroom, spacious looking dining room and a fitted kitchen. Outside there are front and rear gardens, the rear enjoying a sunny westerly aspect and a gated access. Situated nearby is a single garage on block. Tanbridge Place lies within easy walking distance of Horsham town and in particular Sainsbury's, Waitrose, John Lewis and the up and coming Aldi superstore. Horsham offers a superb variety of brand name and independent stores and restaurants as well as excellent leisure and sporting facilities.

The accommodation comprises

Canopied Parch

Frosted double-glazed **Front door** to

Entrance Hall

Wood effect laminate flooring, radiator, understairs cupboard

Living / Dining Room

Twin double-glazed rear aspect with French doors to the rear garden. Two radiators, 5 wall uplighters, BT Openreach master socket, two tv sockets.

Kitchen

Double-glazed bay front aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish and having complimenting work top surfaces incorporating a one and a half bowl sink with chromium monobloc tap, space for a gas cooker 'Ignis' filter hood, space and plumbing for washing machine and space for further appliances, tiled splashback, wood effect laminate flooring.

Cloakroom

Frosted double-glazed front aspect, low level wc., corner wash hand basin with chromium mixer tap and tiled splash back, laminate wood flooring.

From the **Entrance Hall** staircase rises to the

First Floor Landing

Cupboard housing Worcester gas fired boiler, loft hatch with drop down ladder leading to boarded loft space.

Bedroom 1

Double-glazed front aspect, radiator, double width wardrobe cupboard, upright cupboard with shelves, corner wash hand basin with tiled splashback and cupboard under. Shaver point, shower cubicle with tiled walls, chromium taps, static shower control, wall bracket and hand shower, extractor fan.

Bedroom 2

Double-glazed rear aspect, radiator, tv point, double width wardrobe cupboard

Bedroom 3

Double-glazed rear aspect, radiator

Family Bathroom

Fitted with a vanity unit, having inset wash hand basin with chromium taps, cupboard under, tiled splashback, mirror and light, shaver point, low level wc., recess panel enclosed bath with chromium taps, chromium thermostatic shower control, wall bracket and hand shower, shower curtain rail, radiator, localised tiling.

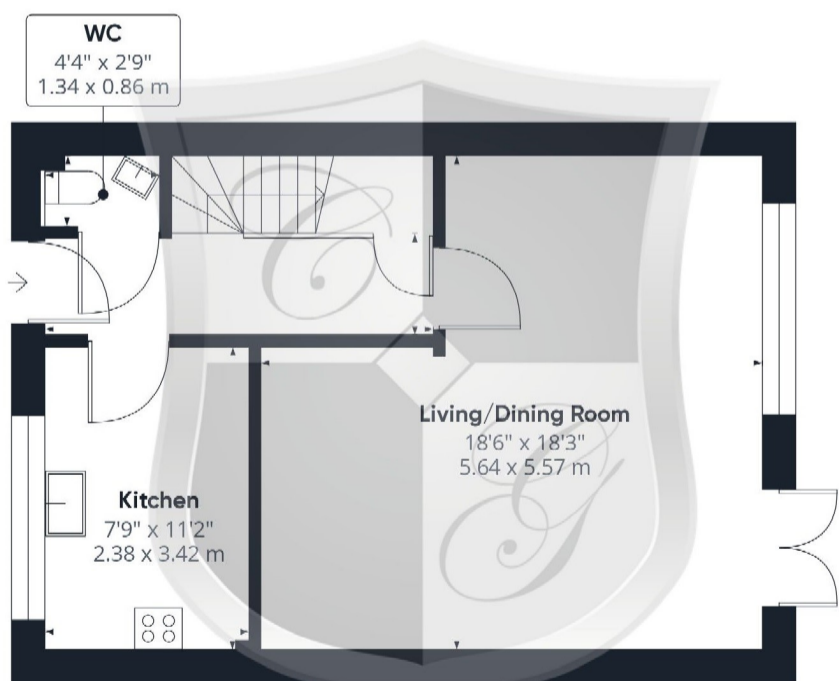
OUTSIDE

To the front of the property there is an area of lawn with shrub borders, side path leads to covered canopy with space for bin storage. Gated access to the side leads to the rear garden which is fully enclosed having wooden fence around. Area of lawn, side path with flower and shrub beds, timber garden shed and maturing Yucca. The rear garden enjoys a sunny westerly aspect.

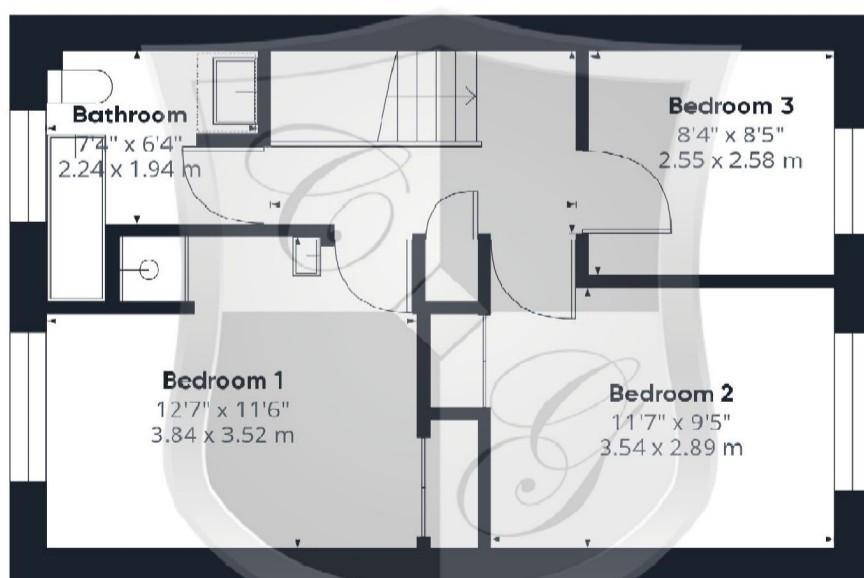
Council Tax Band— D

Ref: 24/5568/03/06

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Floor 1



Floor 2



Approximate total area¹⁾

921.43 ft²
85.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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