



£349,950

Tanbridge House, Tanbridge Park, Horsham, West Sussex

kw **MARTIN**
LUNDY-LESTER



Tanbridge House, Tanbridge Park, Horsham, West Sussex, RH12 1SH

Dating back to 1887, Tanbridge House was originally a large family home, then a girls' school before being converted into luxury apartments and houses in the mid 1990s. Situated within a few minutes walk of Horshams bustling town centre, this two bedroom mews type property makes a perfect "lock up and leave" type home, about a mile from the station, which offers direct routes to London and Gatwick. All local amenities are within very easy reach, including a wide range of shops, cafes, bars and restaurants, Sainsburys and Waitrose supermarkets and numerous doctors and dentists surgeries.

The compact accommodation is easy to maintain, with a dual aspect living / dining room and a high specification kitchen and bathroom on the ground floor. Upstairs, the principle bedroom is a generous double, with the second bedroom being a good single. There are two allocated parking spaces, one within the courtyard in front of the property and the other just around the corner at the entrance to the main building.

Bright and airy, this welcoming home is well suited to a professional couple or downsizer who appreciates having plenty of shopping and entertainment options close by, whilst enjoying the seclusion and privacy of a private, well maintained development.



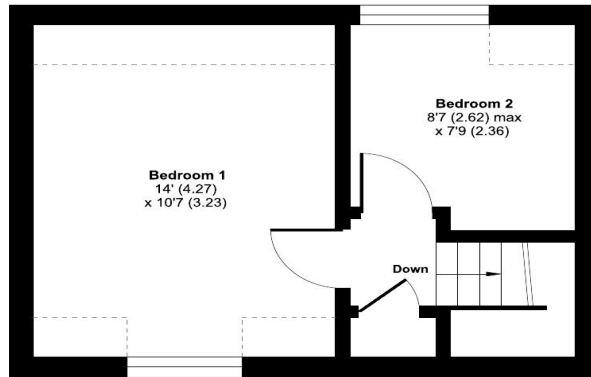




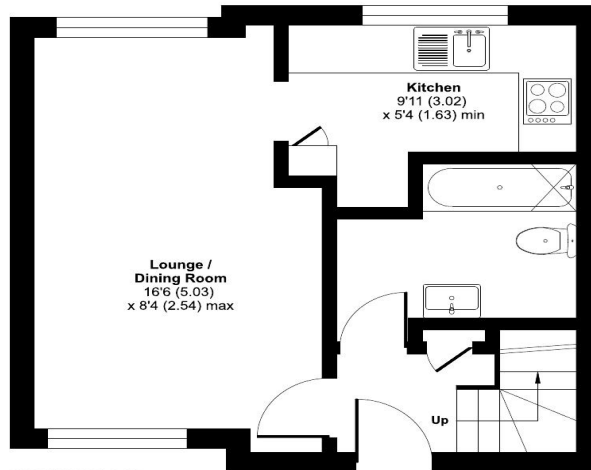
Tanbridge Park, Horsham, RH12

Denotes restricted head height

Approximate Area = 558 sq ft / 51.8 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Total = 592 sq ft / 54.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Lundy-Lester Ltd. REF: 1162475



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.