



Connells

Tanbridge Park
Horsham

Tanbridge Park Horsham RH12 1SZ

for sale guide price
£550,000



Property Description

Connells are delighted to bring to the market this well presented 3 bedroom semi-detached property. The property is situated in an exclusive centrally located development, close to excellent schools, town centre, major transport links and beautiful local walks.

The property boasts a spacious and well-appointed interior, featuring an entrance hall with access to a downstairs cloakroom and a generously sized living room and dining room. The modern kitchen is well-equipped with a range of modern appliances and has direct access to the rear garden.

Upstairs, three generous bedrooms offer ample space and storage, including built-in wardrobes in bedrooms 1 and 3. Bedroom 1 benefits from an en-suite featuring a shower and WC. The property also offers a family bathroom.

The rear garden is a particular highlight, offering a secluded and peaceful retreat. The garden is mainly laid to lawn features a range of mature plants, providing a sense of seclusion and tranquillity, with personal door to the garage. A side gate provides access to the front of the property where you will find parking for 2 cars.

Given the exceptional demand for homes in Tanbridge Park, we highly recommend contacting Connells on 01403 256331 to arrange a viewing on this family home.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

Hall

WC

Living Room

14' 6" (max) x 11' (max)
(4.42m (max) x 3.35m (max))

Dining Room

9' 5" (max) x 8' 3" (max)
(2.87m (max) x 2.51m (max))

Kitchen

9' 5" (max) x 8' 3" (max)
(2.87m (max) x 2.51m (max))

First Floor

Bedroom 1

17' 7" (max) x 11' 2" (max)
(5.36m (max) x 3.40m (max))

Ensuite

8' 5" (max) x 5' 1" (max)
(2.57m (max) x 1.55m (max))

Bedroom 2

17' 7" (max) x 11' 2" (max)
(5.36m (max) x 3.40m (max))

Bedroom 3

8' 9" (max) x 12' 1" (max)
(2.67m (max) x 3.68m (max))

Bathroom

6' 5" (max) x 8' 9" (max)
(1.96m (max) x 2.67m (max))

External

Garage

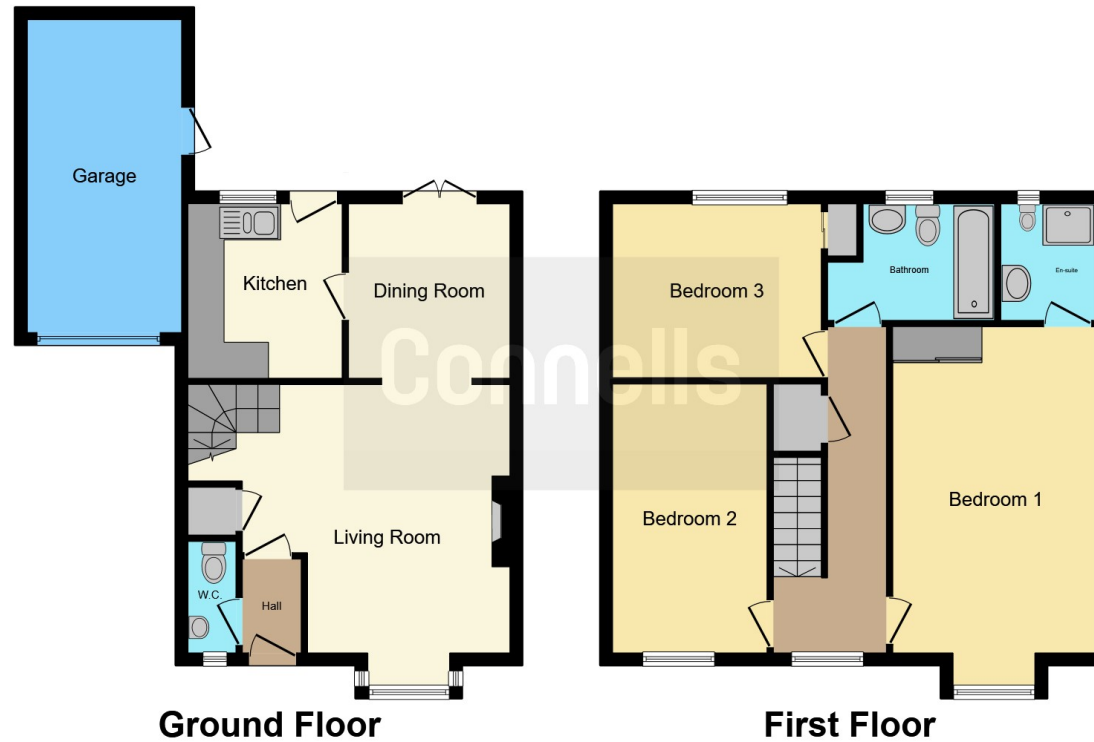
Car Porch

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited
 Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HS407147



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