



Tanbridge Park, Horsham, West Sussex, RH12 1SF



woodlands



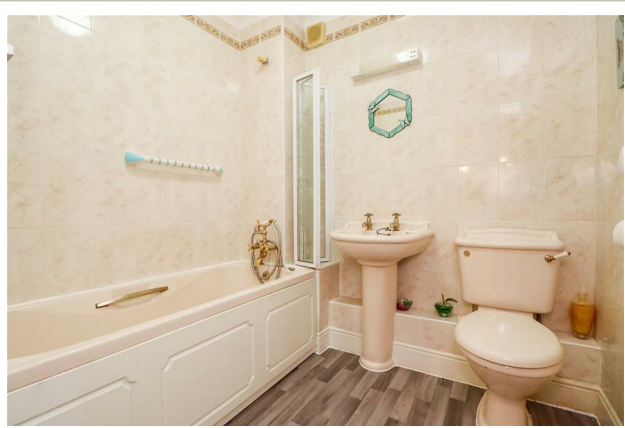
Brought to the market with no onward chain, this spacious 2-3 bedroom ground floor apartment is located in one of Horsham's most popular roads, allowing the owners to enjoy a peaceful setting and outlook, whilst being in the heart of this vibrant and historic market town, with great transport links all within easy walking distance. Now requiring some updating, the property provides the new owners the opportunity enhance the décor to create a wonderful home.

There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries and an excellent range of major high street retailers such as John Lewis and Waitrose nearby. You can see why so many people look to settle down here, to benefit from so many excellent facilities and amenities, whilst being so close to the beautiful Sussex countryside.

Accessed from a parking area with a car port and an allocated space providing parking for 2 cars. A communal entrance hallway leads to the front door of the apartment and an internal hallway with a large cupboard housing the hot water and cold water tanks. The living room overlooks the communal grounds to the front of the building and provides comfortable accommodation as a living/dining room, however the property offers flexible living space, with an additional room that could either act as a separate dining room or study, or as a 3rd small double bedroom. The kitchen features a good range of base and wall units and a range of integrated appliances including an oven, hob, fridge-freezer and dish washer, with space for a freestanding washing machine.



The principal bedroom is a generous size, with fitted double wardrobes and an en-suite shower. The second bedroom is also a generous size with fitted cupboards, and a family bathroom completes the internal accommodation.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE PORCH 3'05" x 3'04" (1.04m x 1.02m)

HALLWAY 3'03" x 16'11" (0.99m x 5.16m)

LIVING ROOM 14'04" x 12'06" (4.37m x 3.81m)

KITCHEN 11'11" x 7'08" (3.63m x 2.34m)

BEDROOM ONE 11'08" x 12'09" (3.56m x 3.89m)

EN-SUITE SHOWER ROOM 5'10" x 4'05" (1.78m x 1.35m)

BEDROOM TWO 11'11" x 10'0" (3.63m x 3.05m)

BEDROOM THREE/DINING ROOM 11'04" x 10'08" (3.45m x 3.25m)

BATHROOM 6'09" x 6'04" (2.06m x 1.93m)

OUTSIDE

TWO ALLOCATED PARKING SPACES

COMMUNAL GROUNDS

OUTGOINGS

LEASE LENGTH: 97 YEARS

SERVICE CHARGE: £1,740.00 PER ANNUM

GROUND RENT: NONE PAYABLE

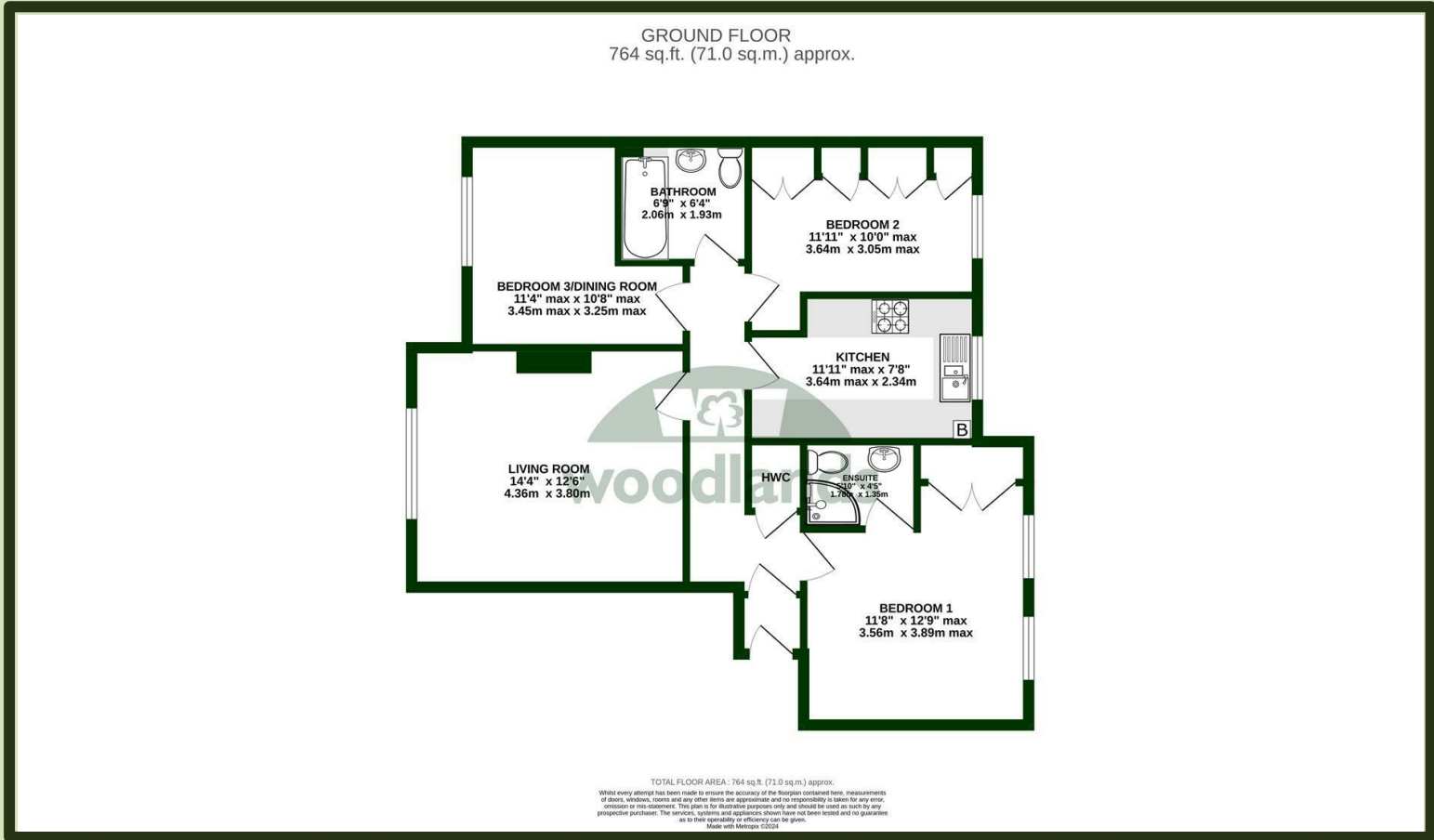
NO ONWARD CHAIN



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LOCATION: This property is centrally located, offering excellent access for the Town Centre and is just a short walk from open countryside. Horsham's historic town centre offers a variety of restaurants, bars and coffee shops, together with excellent shopping facilities, including a John Lewis Home store and Waitrose. Horsham also offers a mainline railway station with direct services to both London Victoria and London Bridge via Gatwick Airport and the location offers great road access to the A24.

DIRECTIONS: From Horsham town centre take the Worthing Road towards Southwater. Follow the road along a short distance and just after the turning into Rivermead, Tanbridge Park can be found on the right hand side.

COUNCIL TAX: Band E.

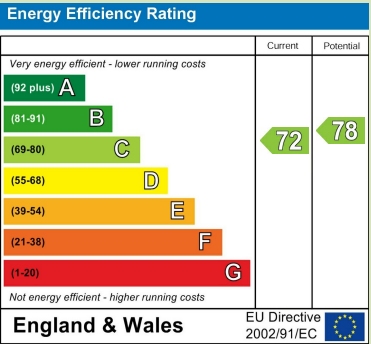
EPC Rating: C

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.