



69 Tanbridge Park, Horsham, RH12 1SF

In Excess of **£425,000**

**MANSELL
McTAGGART**
Trusted since 1947

- 2 double sized bedrooms
- 2 reception rooms
- Rarely available semi detached house
- Built in 1990s by Berkeley Homes
- En suite
- South east facing garden
- Driveway and garage
- Popular development close to schools, transport links, shops and walks
- First time to market in 22 years

A rarely available and well located 2 double bedroom, 2 reception room semi detached house, built by Berkeley Homes in the 1990s with en suite, driveway, garage, south east facing garden and no onward chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

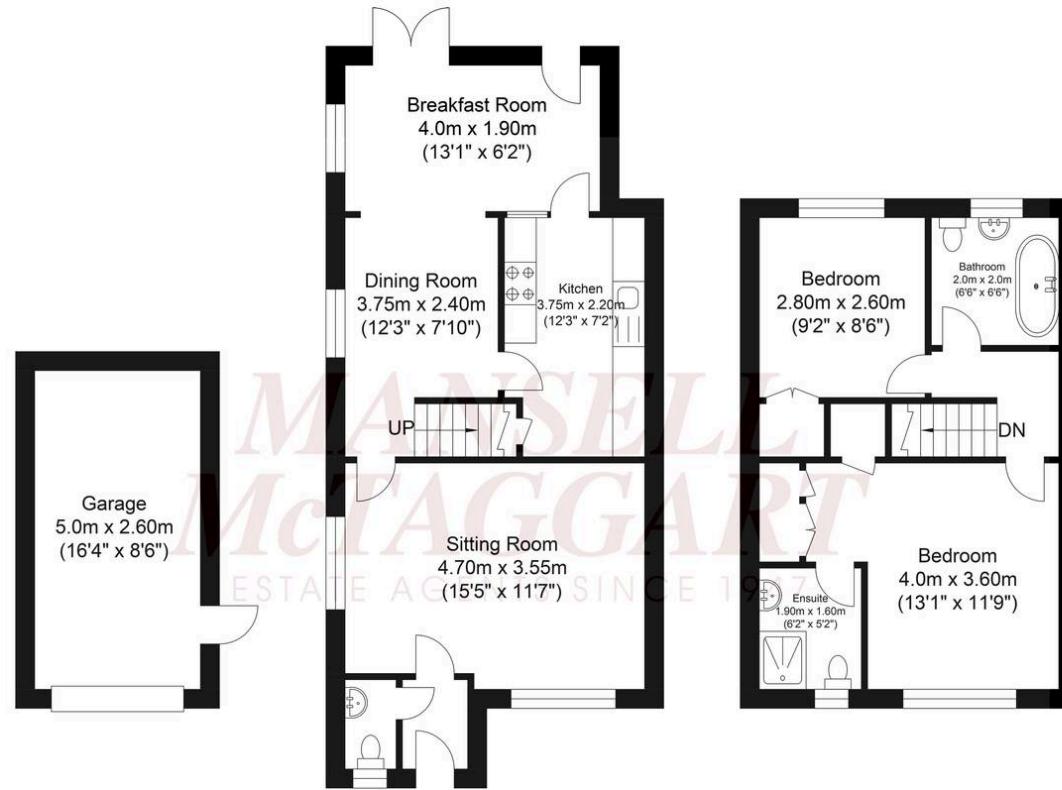




A rarely available and well located 2 double bedroom, 2 reception room semi detached house, built by Berkeley Homes in the 1990s with en suite, driveway, garage, south east facing garden and no onward chain. The property is situated on a popular central development, close to excellent schools, major transport links, shopping facilities and country walks. The accommodation comprises: entrance porch, cloakroom, sitting room with fireplace and extended dining/breakfast room with double doors onto the garden. The kitchen is fitted with a good selection of units and offers an opportunity to incorporate the dining/breakfast room, if required. Upstairs there is a master bedroom with fitted wardrobes and en suite shower room. There is an additional double sized guest bedroom and bathroom. Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen). A driveway provides parking for 1 vehicle, leading to the garage with power and eaves storage. The south east facing garden offers a good degree of privacy and is lawned with borders, paved patio and side access.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Garage
Approximate Floor Area
139.93 sq ft
(13.0 sq m)

Ground Floor
Approximate Floor Area
503.21 sq ft
(46.75 sq m)

First Floor
Approximate Floor Area
374.36 sq ft
(34.78 sq m)

Approximate Gross Internal Area (Excluding Garage) = 81.53 sq m / 877.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947