



66 Tanbridge Park, Horsham, RH12 1SZ

Guide Price **£425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 well proportioned bedrooms
- 2 reception rooms
- Well presented terraced house
- Built in the 1990s by Persimmon Homes
- Allocated parking space and garage with power
- En suite
- Fantastic central central position on popular development
- Vendor suited
- West facing garden
- Within easy reach of schools, walks, town centre and transport links

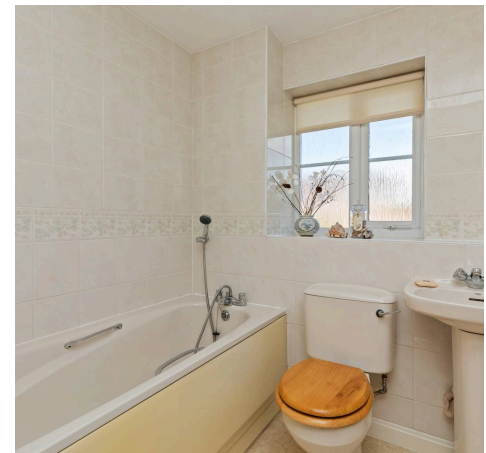
A superbly located 2 double bedroom, 2 reception room mid terraced house, built in the 1990s by Persimmon Homes with en suite, allocated parking space, garage and west facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

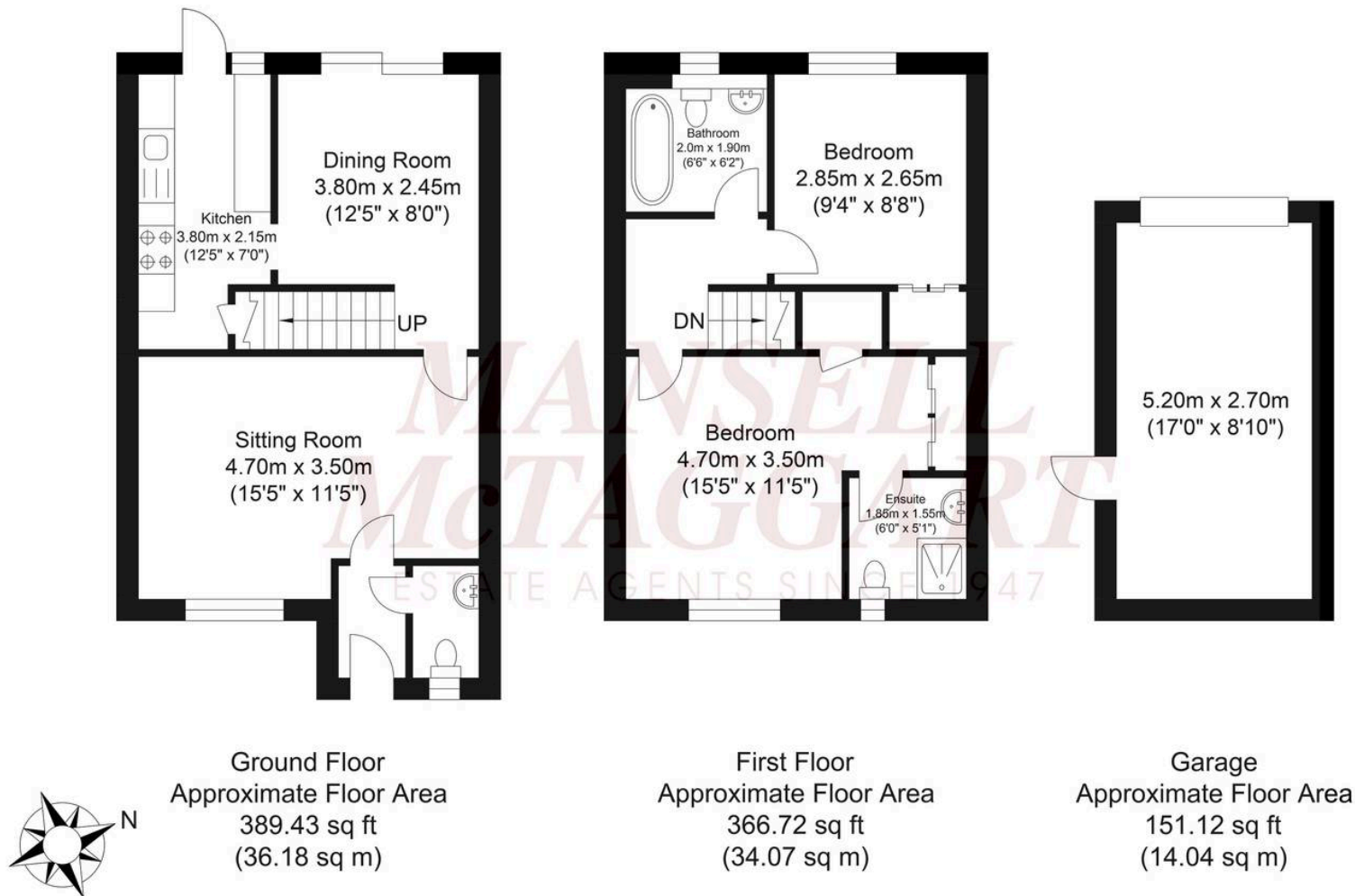




A superbly located 2 double bedroom, 2 reception room mid terraced house, built in the 1990s by Persimmon Homes with en suite, allocated parking space, garage and west facing garden. The property is situated on a popular centrally located development, within striking distance of excellent schools, major transport links, stunning walks and the town centre. The accommodation comprises: entrance hallway, cloakroom, sitting room with feature electric fire and dining room with sliding doors onto the garden. The kitchen has been refitted with an attractive range of shaker style units, integrated appliances, under stairs storage and door onto the garden. A newly served Worcester Bosch boiler is neatly tucked away in the kitchen. Upstairs there is a part boarded loft. The principal bedroom is a great size and is equipped with fitted wardrobes, airing cupboard and en suite shower room. The double sized guest bedroom has built-in storage and a bathroom completes the first floor. There is 1 allocated parking space, ample visitor parking and a garage with power and eaves storage. There is an opportunity to convert the garage into an office or gym, if required. The 46' x 16' west facing garden is a particular feature of the property and offers a good degree of privacy. The garden is paved with established borders, a number of seating areas, pretty pond feature, paved patio and power supply. New fencing has been erected on one side and there is side access and a door into the garage for convenience.

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.





Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

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

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