

Tanbridge Park, Horsham, West Sussex, RH12 1SU

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£395,000







Positioned within the ever-popular Tanbridge Park development, this beautifully presented two double bedroom semi-detached home enjoys a wonderfully peaceful setting whilst being just a short stroll from the very heart of Horsham. Overlooking attractive communal green spaces with the River Arun beyond, the property offers the perfect balance of tranquillity and convenience. A picturesque footpath leads directly to Aldi for everyday essentials, with Horsham's thriving historic town centre, packed with shops, cafés, restaurants and leisure facilities, just a little further on. Offered to the market with no onward chain, this fantastic home also benefits from a garage and two allocated parking spaces.

Approached via steps leading to the entrance porch, the accommodation immediately feels welcoming, with the added practicality of a ground floor cloakroom. The bright and spacious living room is flooded with natural light, creating a superb space to relax, while the separate dining room offers excellent flexibility for entertaining, family meals or even a home office. Beyond, a generous modern conservatory provides additional living space and enjoys delightful views across the beautifully landscaped rear garden.

The well-appointed kitchen is fitted with a comprehensive range of wall and base units, complemented by generous work surfaces, a fitted double oven, gas hob and space for integrated appliances, making it both practical and functional for everyday living.

Upstairs, both bedrooms are generous doubles, each enjoying plenty of natural light along with useful built-in storage. The principal bedroom benefits from its own en-suite shower room, while the second bedroom is served by a well-appointed family bathroom.

Outside, the attractive front and rear gardens have been thoughtfully designed for low-maintenance living, offering generous space for outdoor entertaining, al fresco dining or simply relaxing in the sunshine. A particularly desirable feature is the garage, which backs directly onto the property and benefits from its own rear access door, providing excellent practicality. Alongside the garage are two allocated parking spaces, with additional visitor parking conveniently located nearby.

Combining a peaceful setting with an exceptionally central location, this superb home is ideally placed for Horsham's outstanding range of amenities, highly regarded schools, picturesque parks and excellent transport connections, including direct links to London, Gatwick Airport and the South Coast. This is a rare opportunity to enjoy the best of town centre living without compromising on peace, privacy or outdoor space.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 4'10 x 3'5 (1.47m x 1.04m)

CLOAKROOM 4'10 x 2'8 (1.47m x 0.81m)

LOUNGE 15'6 x 10'7 (4.72m x 3.23m)

DINING ROOM 12'3 x 7'11 (3.73m x 2.41m)

KITCHEN 12'3 x 7'0 (3.73m x 2.13m)

CONSERVATORY 10'3 x 8'2 (3.12m x 2.49m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'8 x 11'11 (4.17m x 3.63m)

ENSUITE SHOWER ROOM 6'1 x 5'1 (1.85m x 1.55m)

BEDROOM TWO 9'2 x 8'9 (2.79m x 2.67m)

BATHROOM 6'5 x 6'2 (1.96m x 1.88m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE 16'10 x 8'7 (5.13m x 2.62m)

TWO ALLOCATED PARKING SPACES

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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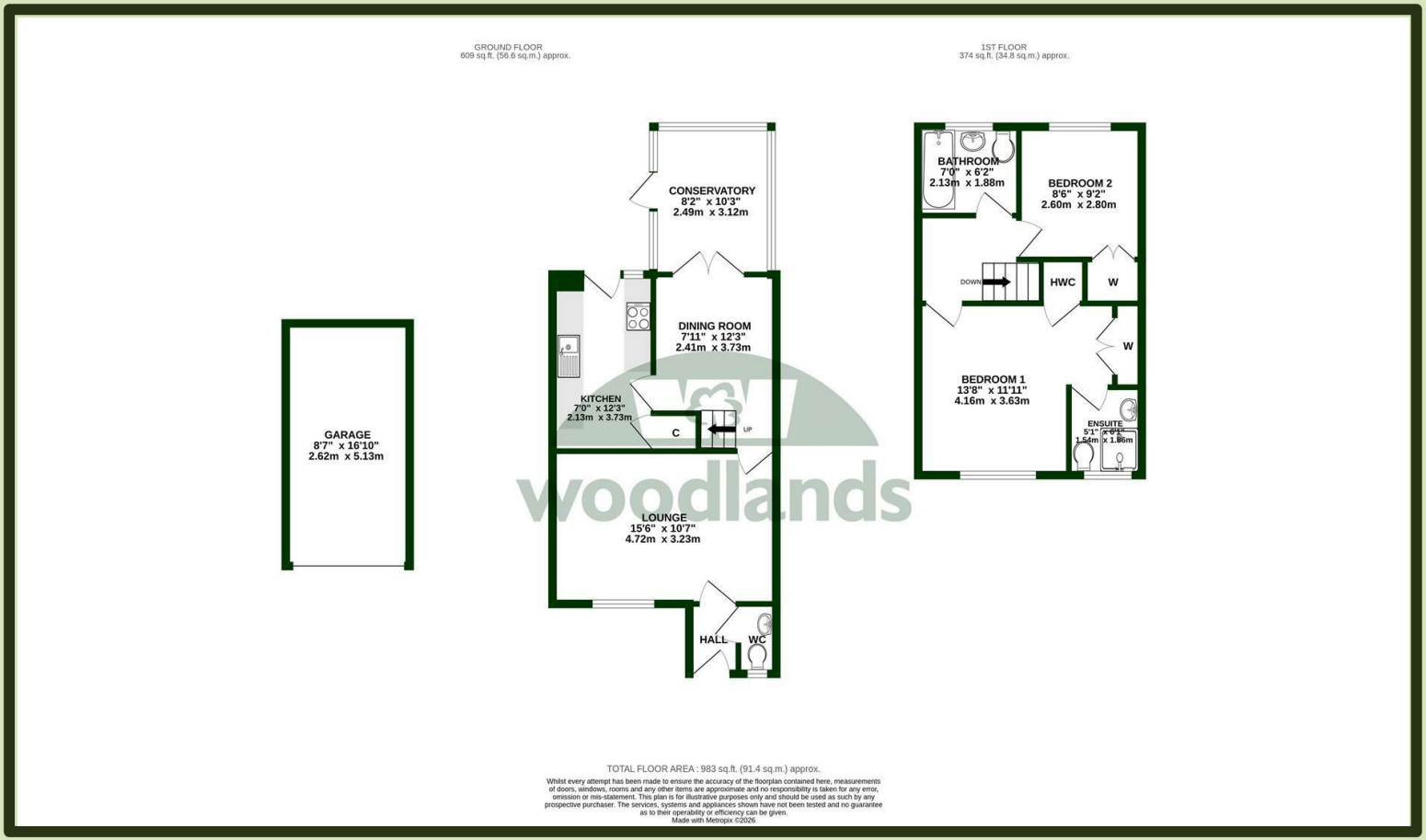

LOCATION: This property is centrally located, offering excellent access for the Town Centre and is just a short walk from open countryside. Horsham's historic town centre offers a variety of restaurants, bars and coffee shops, together with excellent shopping facilities, including a John Lewis Home store 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 D.

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.

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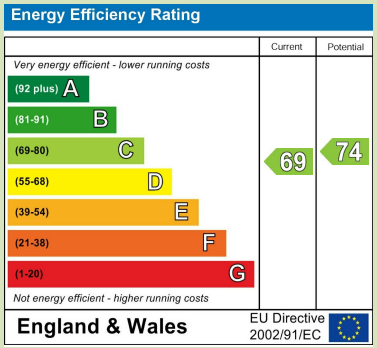
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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





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