



**Tanbridge Park,
Horsham, RH12 1SZ**

**Offers in excess of
£425,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

Tanbridge Park is one of Horsham's most established and sought-after residential developments, combining a peaceful setting with exceptional convenience. The property is within easy walking distance of the historic town centre, where an excellent choice of shops, restaurants, cafés and leisure facilities can be found. Horsham mainline station provides direct services to London, Gatwick and the south coast, while nearby road links offer easy access to the A24 and wider network. Attractive green spaces, riverside walks and everyday amenities are also close by, making this an ideal location for professionals, downsizers and buyers wanting town-centre living without sacrificing tranquillity today.

THE PROPERTY

This well-presented two bedroom home offers a bright, practical layout arranged over two floors and would suit a wide range of buyers, from professionals and downsizers to those looking for an easy-to-manage home close to the centre of Horsham.

The entrance leads into a generous living room, providing plenty of space for comfortable seating and creating a welcoming room to relax in.

To the rear is a spacious kitchen and dining area overlooking the garden. The kitchen is fitted with a good range of contemporary wall and base units, generous work surfaces and integrated cooking appliances, while there is ample room for a dining table. Double doors open directly onto the rear garden, creating a natural connection between the kitchen, dining space and outside area. A useful ground-floor WC adds everyday convenience.

Upstairs are two well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while a separate family bathroom serves the second bedroom and guests.

With three separate WC/bathroom facilities in total, including the downstairs cloakroom, family bathroom and principal en suite, the house offers a particularly practical layout for a two-bedroom property. Combined with the private garden, detached garage, parking and excellent access into Horsham, this is a very appealing home in the established Tanbridge Park development.

OUTSIDE & PARKING

The property benefits from attractive outside space to both the front and rear. The front garden is well established with mature planting, creating an appealing approach to the house.

To the rear is an enclosed garden with a paved seating area, lawn and raised decked sections, offering plenty of space for relaxing, entertaining or further planting.

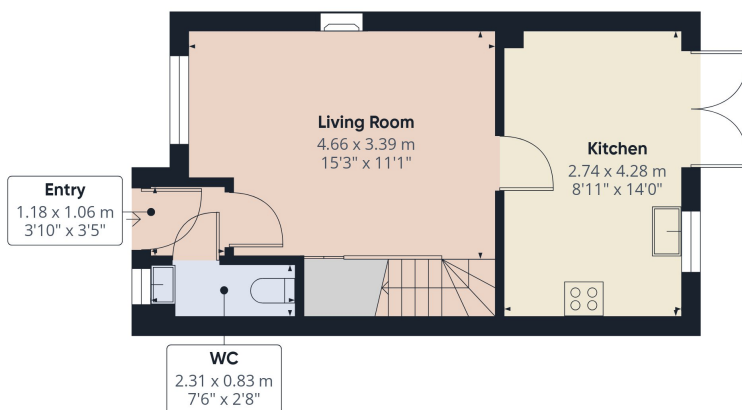
One of the particularly useful features is the access. The garden can be reached independently from the front of the property, while there is also direct rear access to the detached garage from within the garden, making it especially practical for bikes, gardening equipment and everyday storage.

The detached garage provides excellent additional space, with parking available directly in front.

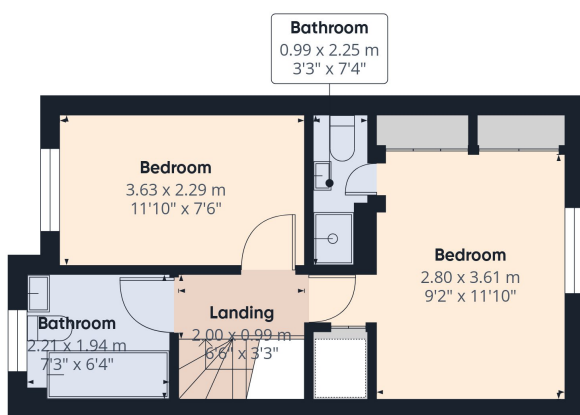




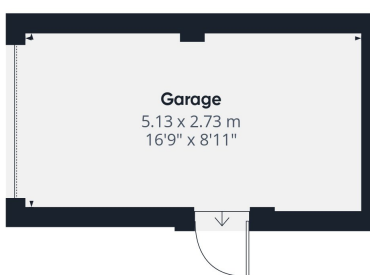
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website for property**



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

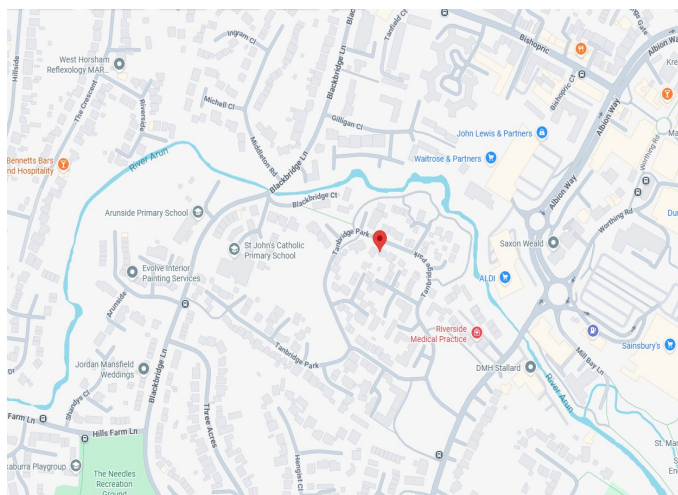
76.8 m²
828 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk