

Tanyard Close, Horsham, RH13 5BW

£1,275 Per Month

Council Tax Band: B



LOCATION

Open House Horsham are delighted to bring to the market this light and spacious first floor flat in a convenient location within walking distance of Horsham town centre and mainline station. Situated on a well-kept development on the Brighton Road, there is also easy access to the A281 to Brighton.

PROPERTY

Located on the first floor you enter this property into a large hallway with built-in cupboards providing plenty of space to store shoes and coats. There is also space for a small desk. The two bedrooms are on the left as you walk down towards the main living area. The main bedroom has a number of built-in wardrobes and plenty of space for other bedroom furniture. The second bedroom is a good-sized single or a study/office. The living/dining room is dual aspect and south-facing so is often bathed in sunshine. There is plenty of space for a large sofa and dining table. Off the living room is the kitchen with a large range of base and wall units and plenty of worktop space. Back into the hallway is a very large storage cupboard. Finally there is the bathroom which is fully tiled, with modern white suite and shower over the bath.

OUTSIDE

There are well-maintained communal gardens and one allocated parking space in addition to a number of visitor spaces.



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Total area: approx. 52.4 sq. metres (564.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	