



**Price**  
**£399,000**

**Freehold**

3x  1x  1x 

**Tanyard Close,  
Horsham, West Sussex,  
RH13**

**cubitt & west**  
Helping you move forwards



## Main features

- Contemporary kitchen & modern refitted bathroom
- Only a short walk to the town centre and all its amenities
- Horsham mainline train station is within 0.7 miles
- Convenience of garage and driveway
- Great family home

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Cloakroom
- Lounge: 15'7 x 11'10 (4.75m x 3.61m)
- Dining Area: 8'5 x 7'7 (2.57m x 2.31m)
- Kitchen: 9'5 x 7'6 (2.87m x 2.29m)
- Conservatory: 13'10 x 10'10 (4.22m x 3.30m)

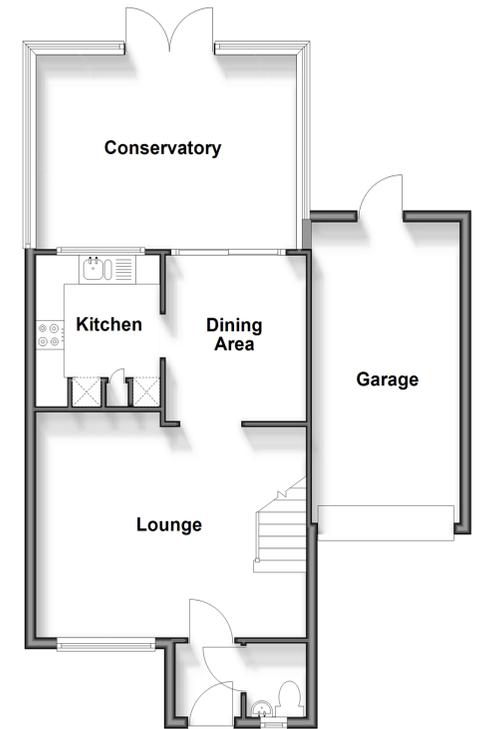
### FIRST FLOOR

- Landing
- Bedroom 2: 9'5 up to fitted cupboard x 8'2 (2.87m x 2.49m)
- Bathroom: 6'3 x 5'4 (1.91m x 1.63m)
- Bedroom 1: 10'10 into fitted wardrobes x 9'1 up to fitted wardrobes (3.30m x 2.77m)
- Bedroom 3: 10'9 into fitted wardrobes x 7'1 (3.28m x 2.16m)

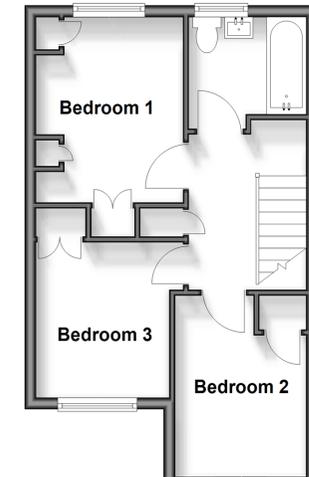
### OUTSIDE

- Front & Rear Garden
- Garage & Off Road Parking

Ground Floor  
Approx. 65.1 sq. metres (700.8 sq. feet)



First Floor  
Approx. 35.4 sq. metres (381.0 sq. feet)



Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



20906234/20250324/SEH/VP