



Tanbridge Park Horsham RH12 1SF

for sale
£425,000



Property Description

Well-presented two-bedroom semi-detached home occupying a highly regarded residential position within Tanbridge Park, conveniently located within easy reach of the town centre and its excellent range of shops, restaurants, leisure facilities and everyday amenities.

Arranged over two floors, this attractive home offers bright and well-balanced accommodation throughout. The ground floor features a welcoming separate lounge, providing a comfortable space to relax, with doors opening through to the stylish modern kitchen/dining room. Designed for modern living, it provides ample space for everyday dining and enjoys direct access to the rear garden.

To the first floor, there are two well-proportioned bedrooms, both benefiting from plenty of natural light, together with a contemporary family bathroom fitted with a modern suite and a separate en-suite shower room to bedroom one.

Externally, the property boasts a low-maintenance fully enclosed rear garden, featuring a paved patio area ideal for al fresco dining and entertaining. Beyond the patio lies an expanse of lawn and further benefits

include an attached garage providing additional convenient access to the rear garden and offering useful storage, parking potential, plus private driveway.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 81.5 m² (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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