



37 Tanbridge Park
Horsham, West Sussex, RH12 1SF
Guide Price £325,000 Leasehold



COURTNEY
GREEN

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37 Tanbridge Park, Horsham, West Sussex, RH12 1SF

A rarely available three bedroom, first floor apartment, located in one of Horsham's most prestigious and sought after developments, just moments from Horsham town centre. Tanbridge Park is set in the grounds of Tanbridge House, a magnificent Victorian manor house built in 1887 in the neo-Jacobean style of the era, and still the central focal point of this highly regarded development today. Purpose built in the 1990's by Persimmon Homes, this neatly presented flat comprises an entrance lobby opening to an entrance hall, a spacious sitting room, a fitted kitchen, a large principal bedroom with fitted wardrobes and an ensuite shower room. There is a further double bedroom, a third large single bedroom, and a family bathroom. Offered to the market with the benefit of no onward chain.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

The accommodation comprises:

A communal entrance door opens into a well-kept entrance foyer, with stairs rising to the first-floor landing, where there is an individual **Front Door** leading into the property.

Entrance Hall

A welcoming entrance space with room for coats and shoes, a high-level fuse board, and a radiator. A further internal entrance hall features a radiator, telephone entry system, and a cupboard housing the hot and cold water tanks.

Sitting Room

A bright and generously proportioned sitting room with a front aspect window, radiator, and a central electric feature fireplace.

Kitchen

Fitted with a range of eye and base level cabinets and drawers with contrasting worktops, a composite one-and-a-half bowl sink with mixer tap, an integrated electric oven with four-burner gas hob and concealed extractor hood, and an integrated washing machine, space for a fridge/freezer, a wall-mounted Vaillant gas-fired boiler, and a rear aspect window overlooking the attractive communal gardens.

Bedroom 1

A spacious principal bedroom with a rear aspect window, radiator, and double fitted wardrobes, with a door leading to the en suite shower room.

En Suite Shower Room

Fitted with a white suite comprising a walk-in shower cubicle with shower mixer and wall-mounted attachment, low-level WC, pedestal wash hand basin, radiator, full-height wall tiling, and an extractor fan.

Bedroom 2

A well-proportioned double bedroom with a front aspect window and radiator.

Bedroom 3

A generous single bedroom with a rear aspect window overlooking the communal gardens and a radiator.

Bathroom

The bathroom is fitted with a white suite comprising an enclosed panel bath with mixer taps and shower over, pedestal wash hand basin, and low-level WC with dual flush. There is a radiator, full-height wall tiling, obscured rear aspect window, and extractor fan.

Outside

Surrounding the property are attractive communal gardens with well tended lawn areas, seating, landscaped borders and established specimen trees. Parking is provided in the adjacent covered car port, with this flat having one allocated space, in addition to ample visitors spaces.

Additional Information

Lease Length - 125 years from 01/01/1996

Service Charge - £1800 per annum

Ground Rent - Peppercorn

Managing Agents - Whitford Estates

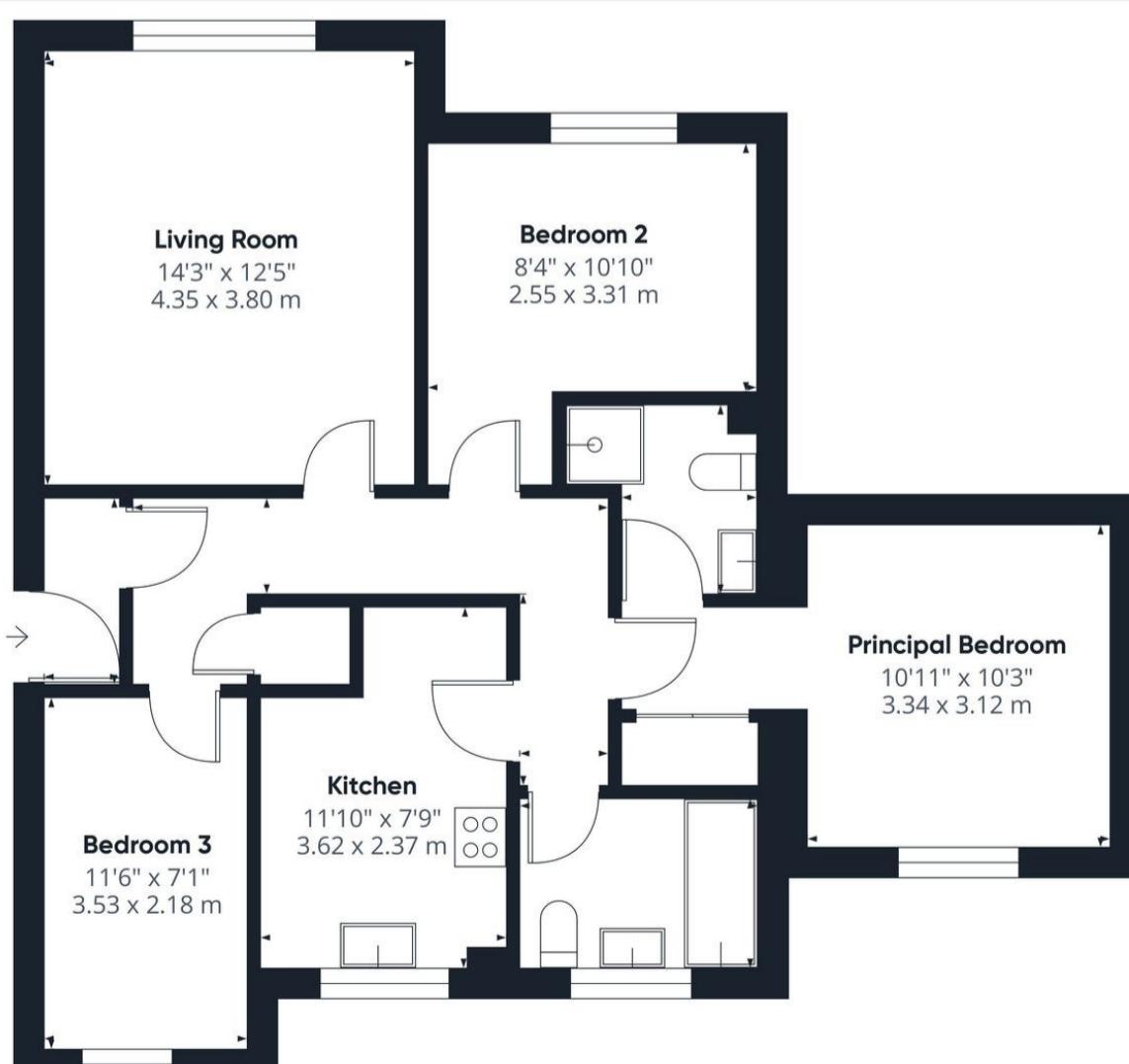
Council Tax - E



Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we may not have necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5893/16/10



Approximate total area⁽¹⁾
769 ft²
71.5 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(00-00) C		
(55-60) D		
(39-54) E		
(21-38) F		
(11-00) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

(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.

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