



73 Tanyard Close

Horsham, West Sussex, RH13 5BW

Guide Price £185,000 Leasehold



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Estate Agent • Letting Agent • Managing Agent

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A neatly presented one bedroom ground floor flat, with extended lease, located in a popular cul-de-sac just half a mile from Horsham town centre. The accommodation in brief comprises an entrance hall, a living room with doors opening to the communal gardens, a fitted kitchen, a bathroom and a double bedroom with fitted wardrobes. Outside, well-kept communal gardens surround the property, and there is an allocated parking space, in addition to some visitors spaces. Offered to the market with 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:

The **Front Door** opens into an **Entrance Hall**, providing a convenient entrance area with coats and airing cupboards, entry phone system, radiator, and doors leading to the sitting room, bedroom, and bathroom.

Sitting Room

A bright sitting room featuring a radiator, media points, and sliding doors opening onto the communal gardens. A door leads through to the kitchen.

Kitchen

The kitchen is fitted with a range of eye and base level cabinets and drawers with contrasting worktops over. There is a stainless steel sink and drainer with mixer tap, wall-mounted gas fired boiler, cooker, dishwasher and washing machine, fridge and freezer, front aspect window, and radiator.

Bedroom

A double bedroom with rear aspect window, radiator, and fitted wardrobes with sliding mirrored doors.

Bathroom

A modern white bathroom suite comprising an enclosed panel bath with mixer taps and electric shower over, pedestal wash hand basin with mixer tap, low-level WC, radiator, and side aspect obscured window.

Outside

The property is surrounded by well-kept communal gardens, with a brick wall and wrought iron fencing to the front boundary, along with mature planting providing some screening from the road. To the rear there are further communal gardens and a communal parking area, where the property benefits from one allocated parking space together with additional visitor spaces.

Additional Information

- Lease Length - 189 years from 1st July 1988
- Ground Rent - £65 paid twice yearly
- Service Charge - £1560 per annum
- Managing Agents - Pinnacle Property Management

Council Tax Band - C

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 have not 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.

