



6 Tanbridge House Tanbridge Park, Horsham

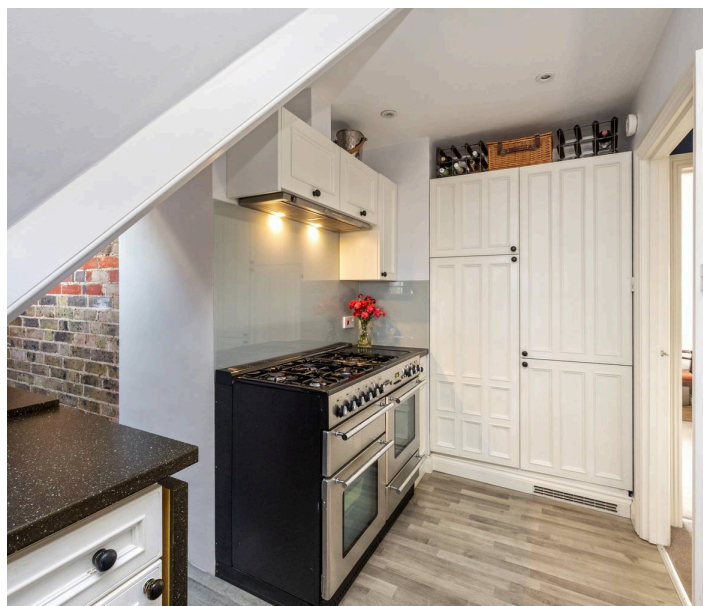
Guide Price £325,000

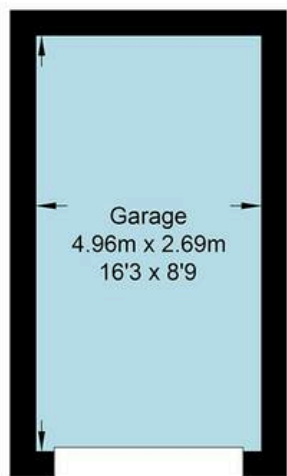
Tanbridge House, Tanbridge Park, Horsham

This superb two bedroom second floor apartment is situated in the heart of Horsham town Centre offering access to the mainline train station, local shops and amenities, a selection of well regarded pubs and restaurants and the nearby countryside. There is a versatile blend of living and bedroom space that is accessed via an impressive and historic reception hallway that includes an imposing staircase and a full height stained glass window that depicts the four seasons.

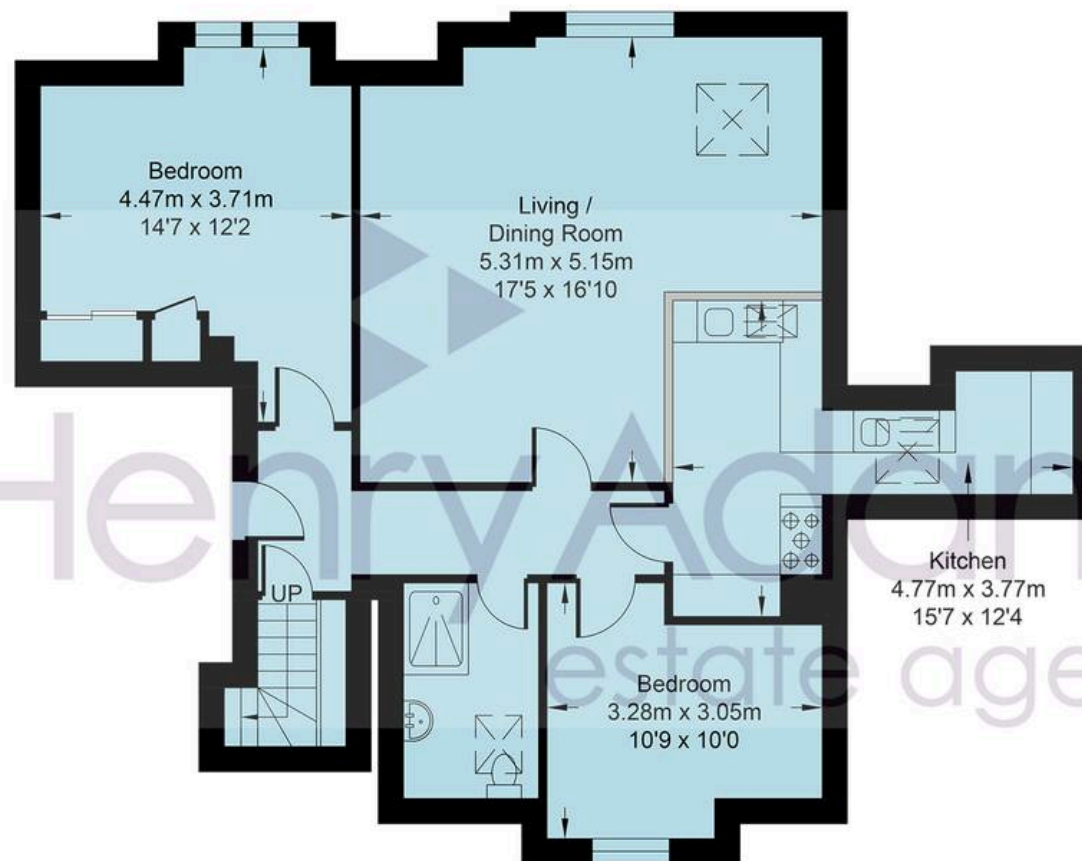
The apartment has a open plan living/dining space which enjoys elevated views and ample space for a versatile set up, it is part open to the kitchen which has a modern feel with a range of base cabinets, a range style cooker, integrated dishwasher and granite work surfaces. There is also a useful utility area. There are two bedrooms of generous proportions, one of which has fitted wardrobe and cupboard space. The bathroom has a large walk-in shower, wash hand basin and a low level WC which is finished to a modern and contemporary style and complimented with chrome fittings and a heated towel rail.

A discreet and secret doorway from the hallway leads to a further staircase which then proceeds to an elevated roof terrace within the turret where you can enjoy fine panoramic views over Horsham town and into the countryside beyond - the ideal place to enjoy morning coffee or evening drinks

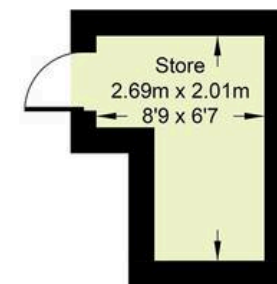




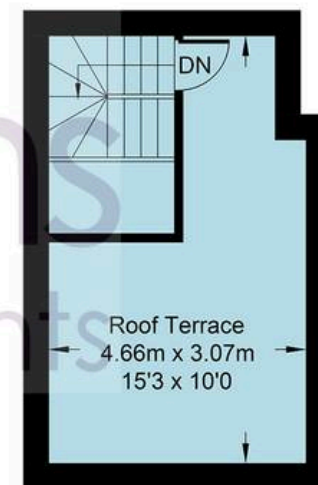
GARAGE



SECOND FLOOR



STORE



THIRD FLOOR



Tanbridge Park

Approximate Area = 930 sq ft / 86.4 sq m

Store Area = 46 sq ft / 4.3 sq m

Garage Area = 143 sq ft / 13.3 sq m

Total = 1119 sq ft / 104.0 sq m

For identification only - not to scale





- Second Floor Apartment
- Two Bedrooms
- Communal Gardens
- Allocated Parking and Garage
- Located in the Heart of Horsham Town Centre
- Open Plan Living / Dining Area
- Roof Terrace
- Access to Horsham Mainline Train Station

There is also the benefits of delightful communal gardens, allocated parking via the sweeping gravel driveway and a personal garage with an up and over door within the block at the rear. The property also has access to an outdoor store that has a lockable and secure door, it provides the ideal space for push bikes and garden equipment. (Measures Approx.. 16' X 7'6")

Agents Note: Annual Service Charge £3524.71. Managing Agent - Concept Property Management. 186 years remaining on the lease.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.