



29 Tanbridge Park, Horsham, RH12 1SF

In Excess of **£310,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- Well presented and rarely available ground floor apartment
- Built in the 1990s by Persimmon Homes
- 2 allocated parking spaces - 1 in a car port
- No onward chain
- Recently updated throughout
- Close to town centre, transport links, schools and walks
- Master bedroom with en suite

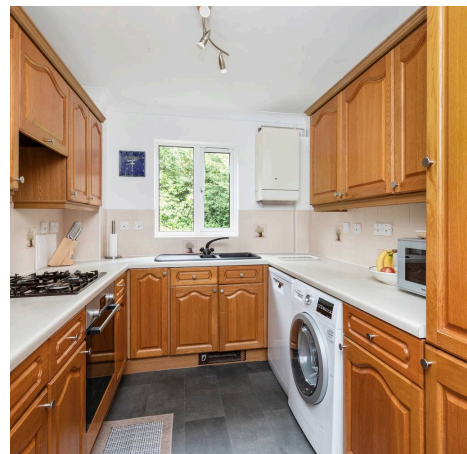
A beautifully presented light and airy 3 double bedroom ground floor apartment, built in the 1990s by Persimmon Homes with en suite, 2 allocated parking spaces (one covered) and no onward chain

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A beautifully presented light and airy 3 double bedroom ground floor apartment, built in the 1990s by Persimmon Homes with en suite, 2 allocated parking spaces (one covered) and no onward chain. The property is superbly located on a desirable development in central Horsham, within striking distance of major transport links, excellent schools, stunning walks and the town centre. The accommodation comprises: entrance hallway, sitting room with pleasant outlook and electric feature fire and south facing kitchen which is fitted with an attractive range of units with soft closing doors and integrated fridge/freezer, electric oven and gas hob, and freestanding dishwasher and washer/dryer. From the hallway there is a well proportioned principal bedroom with fitted wardrobes and re-modelled en suite shower room. There are an additional 2 double bedrooms (bedroom 3 with ample fitted wardrobes/cupboards) and family bathroom. Benefits include double glazed windows, security entry system, re-decorated, new plastering, new flooring, new bespoke blinds and gas fired central heating to radiators (boiler located in the kitchen). There are well kept communal gardens that surround the development and there is car port parking for 1 vehicle and an additional parking space nearby.

Tenure: Leasehold

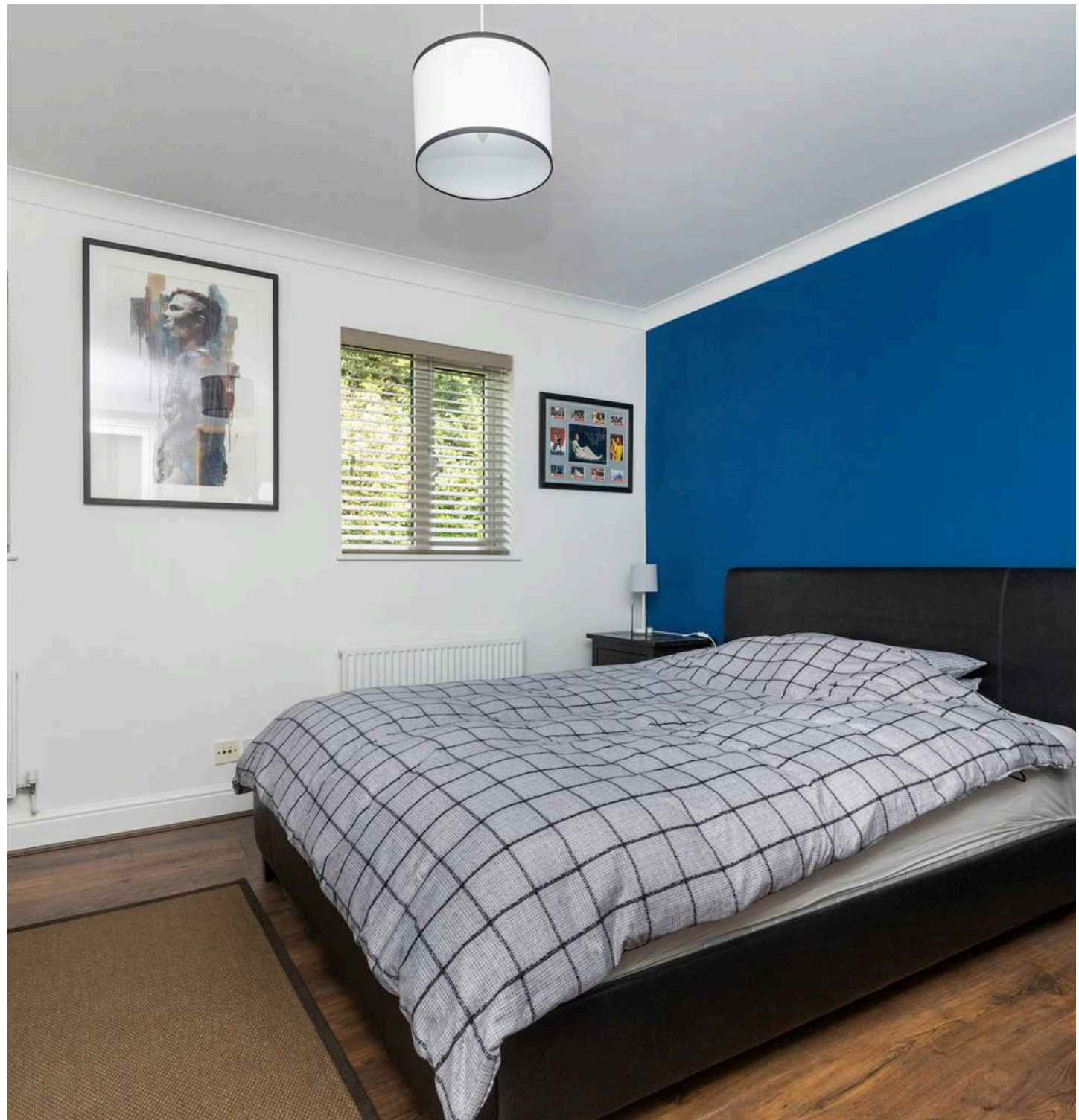
Lease: 125 years from 1996 - 95 years remaining

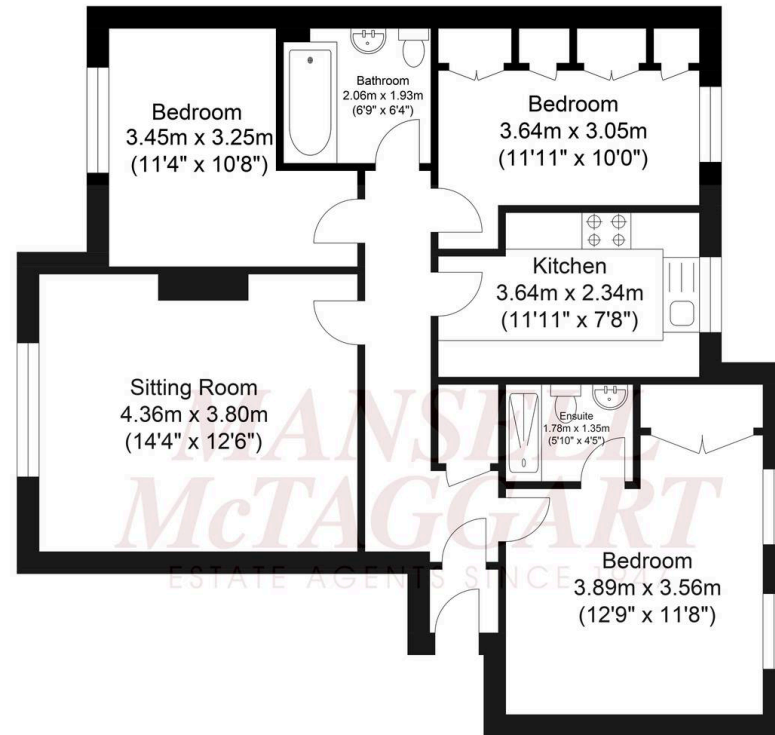
Maintenance charge: £1,760 per annum

Maintenance review period: Annually

Managing agents: Whitford Estates

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
764.23 sq ft
(71.0 sq m)

Approximate Gross Internal Area = 71.0 sq m / 764.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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