



25 Tanbridge Park, Horsham

Guide Price £290,000

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A superb two-bedroom, two-bathroom ground floor apartment, discreetly positioned within the town centre and offering convenient access to a wide range of local amenities.

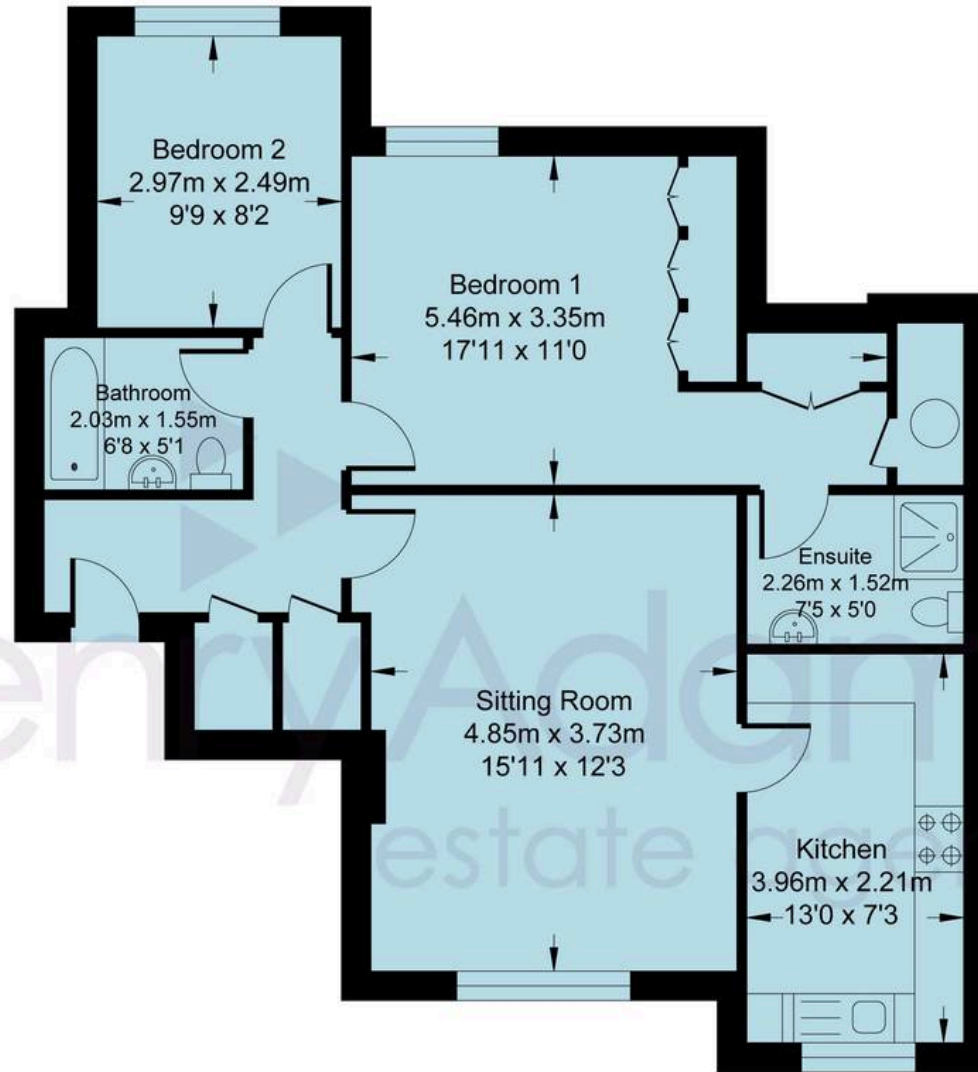
Set amongst well-maintained communal gardens and grounds, this attractive apartment enjoys a peaceful yet highly convenient location, ideally situated for access to local shops and restaurants, Horsham mainline railway station, nearby countryside walks, and a selection of well-regarded local pubs. The accommodation includes a generously proportioned living room which flows seamlessly into the adjoining kitchen. The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces and offers space for additional freestanding appliances. A front-facing aspect provides pleasant views over the communal gardens. The principal bedroom is particularly spacious and benefits from extensive fitted wardrobe storage, together with an en-suite shower room comprising a walk-in shower, low-level WC and wash hand basin. There is a further well-proportioned bedroom, a family bathroom, and useful storage cupboards located within the reception hallway.

Externally, the property benefits from an allocated covered parking space and access to the attractive communal gardens and grounds.

Tenure: Leasehold. Council Tax band: D. EPC Energy Rating: C

Agent's Note: The property is Leasehold with approximately 95 years remaining on the lease. The annual service charge is approximately £2,000 per annum.





Tanbridge Park

Approximate Area = 744.86 sq ft / 69.20 sq m
For identification only - not to scale





- **Two Bedroom, Two Bathroom Ground Floor Apartment**
- **Town Centre Location**
- **Covered and Allocated Parking**
- **Delightful Communal Gardens and Grounds**
- **Generous Sitting Room with separate Kitchen**
- **Access to Mainline Train Station**
- **Nearby Countryside**
- **Main Bedroom with Fitted Wardrobes and En-Suite**

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 with the South Downs National Park and coast also within easy access. 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 as well an Everyman Cinema and The Capital theatre. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events from the bandstand throughout the year. Sporting facilities include the Horsham Cricket Ground and Club, including squash and tennis courts available and nearby Golf Courses of Rookwood and Horsham. Sports and Gym facilities are also available at Christs Hospital, Slinfold and nearby Cottesmore. Gatwick Airport is accessible by rail, car and bus.





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.