



Tanbridge Park, Horsham, Sussex RH12 1SZ
Asking price £475,000

& LINES
James

Tanbridge Park, Horsham

- NO CHAIN
- LINK DETACHED
- SUPERB LOCATION
- THREE BEDROOMS
- CONSERVATORY
- COUNCIL TAX BAND E
- EPC RATING D
- GARAGE

A well presented three bedroom house within the sought after development of Tanbridge Park close to Horsham town centre.

Location

Lines & James are delighted to present this three bedroom link-detached house located in Tanbridge Park, a fantastic development situated within minutes walk of Horsham town centre. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis at home. By car the A264 and A24 are only a short drive away connecting the road networks to London, Gatwick and the south coast.



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Property

This modern family house provides well-presented accommodation throughout with large conservatory and attractive landscaped garden.

On entering the property there is an entrance hall with cloakroom and door into a good-sized lounge with understairs storage cupboard. An opening leads from the lounge to the well-planned kitchen, fitted with a range of eye and base level units with complimenting worktops. The kitchen also benefits from a breakfast bar and stylish ceramic floor tiling which leads through to the full-width conservatory. The conservatory has double doors leading out onto the rear enclosed garden and a door into the garage. The stairs lead from the entrance hall to the first-floor landing. The main bedroom, which overlooks the front of the house, offers double wardrobes, an additional storage cupboard and a modern ensuite shower room. A further double bedroom, with views over the garden, also has a fitted wardrobe. There is a single bedroom with a fitted wardrobe. The family bathroom offers a white suite with vanity unit and shower over bath.

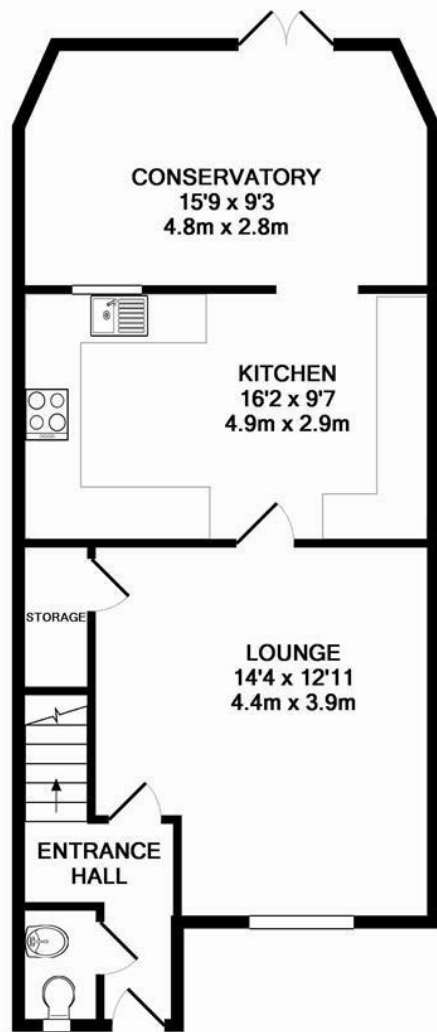
Additional features include gas central heating to radiators.

Outside

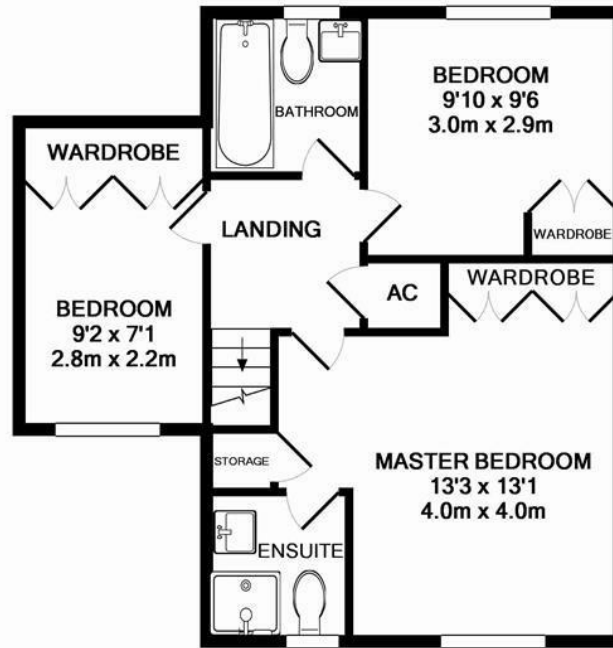
This property also benefits from driveway parking and a single garage with power and light. The rear garden is mostly laid to lawn and features a decked area, flower borders and a raised bed.







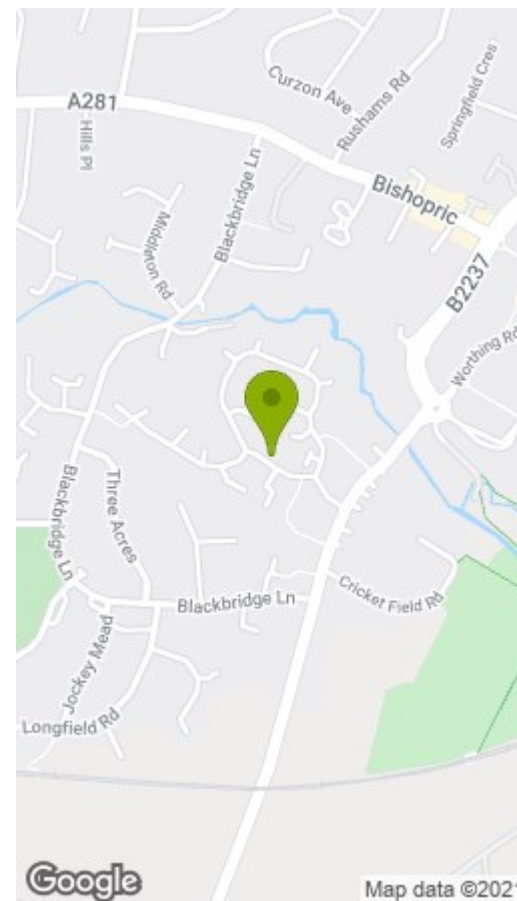
GROUND FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		61	68
			55
			63
England & Wales	EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC

