



7, Tilney House | Tilney Drive | Horsham | West Sussex | RH12 1GS

FOWLERS
ESTATE AGENTS



7, Tilney House

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£350,000 LEASEHOLD.

An outstanding first floor apartment offering a superior specification and contemporary elegance that comes with a Berkeley home. You will appreciate the space and quality as you enter the hall, with amtico flooring blending seamlessly into the bathroom and main living room and quality fitted carpet to the bedrooms. There is a utility cupboard with space and plumbing for a washing machine with a sophisticated ventilation system.

The double aspect living room has fine views over Landmark Square with its sculpture and seating beneath its ancient oak trees. The high quality LEICHT kitchen comes with integrated AEG appliances and a wealth of wall and base units.

The master bedroom offers a wealth of space and benefits from an en-suite shower room as well as a private dressing area with wardrobes. The second bedroom will comfortably fit a king size bed and has a fitted double wardrobe. There is also a main bathroom with quality suite, large fitted mirror and amtico flooring.

Outside are 2 allocated parking spaces, one being under a car barn, a secure bike store and landscaped communal grounds.

Entrance

The apartment is accessed via the beautifully decorated Communal Hall, with stairs or lift to the first floor.

Hall

Amtico floor covering, radiator, spot lights, deep cupboard, cupboard housing gas fired combination boiler.

Utility Cupboard

Space and plumbing for washing machine.

Living/Kitchen/Dining Room

Large living room with fine views over Landmark Square. Double aspect with double glazed leaded light picture windows with fitted blinds, Amtico floor covering, two radiators, thermostat, cat 6 wiring for Ethernet.

Kitchen Area

Extensive kitchen units comprising: worksurface with inset stainless steel sink unit with mixer tap having base cupboards under, integrated dishwasher, ceramic 'AEG' Induction hob with twin cutlery drawer and pan drawer beneath, cooker unit housing inset 'AEG' oven with storage above

and below, integrated fridge and freezer, range of eye-level units also incorporating display shelving.

Master Bedroom

The master bedroom has an almost full height double glazed picture window with wrought iron balustrade beyond and fitted blind, radiator, opening to:

Dressing Area

With full length fitted wardrobes with hanging rails, shelving and integrated shoe racks.

En-suite

This beautifully equipped en-suite has part tiled walls with a large marble effect matt finish tile and the large shower tray with fitted screen and large drench head, wash hand basin with contemporary mixer tap over, deep recessed mirror fronted medicine cabinet also incorporating electric light, concealed cistern w.c., chrome heated towel rail, Amtico floor covering, extractor system, recessed spot lights.

Bedroom Two

Double glazed leaded light window overlooking green, fitted double wardrobes with mirror fronted sliding doors, hanging rail, shelves and shoe rack, radiator.

Main Bathroom.

Fitted with a quality white suite and chrome fitments and complimentary Italian styled tiling, there is a bath with shower over, wash hand basin with large mirror over and w.c., amtico floor covering, spotlights, extractor system.

Outside

Two allocated parking spaces are provided with a car barn providing a covered space with an additional tandem space in front. There is also a secure cycle store and immaculately maintained landscaped grounds.

EPC RATING=B.





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1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

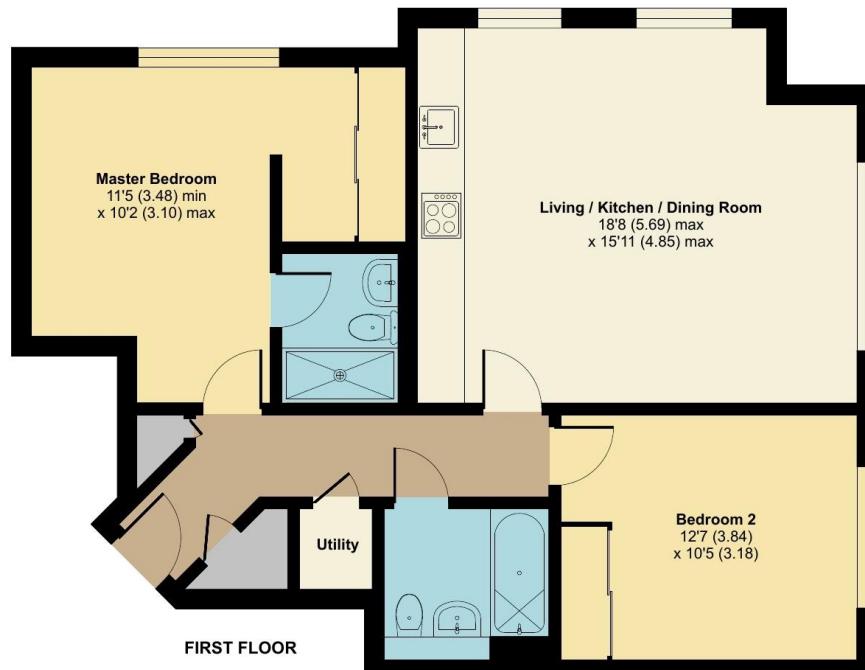
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4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

Tilney Drive, Horsham, RH12

Approximate Area = 807 sq ft / 75 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlichecom 2022. Produced for Fowlers Estate Agents. REF: 807266

*"We'll make you
feel at home..."*

Managing Director:
Marcel Hoad MRICS

