



171 Tanbridge Park, Horsham

Guide Price £375,000



# 171 Tanbridge Park

Horsham, Horsham

Situated in the sought after Tanbridge Park development, this home offers excellent nearby amenities and well-regarded local schools. Located within a quiet cul-de-sac with frontage overlooking the Riverside Walk.

Upon entering, the hallway welcomes you with a convenient downstairs cloakroom. The bright and spacious sitting room is filled with natural light and wonderful outlook. The separate dining room has doors to the patio terrace with access to the kitchen. The kitchen has a range of wall and base units with space for integrated appliances.

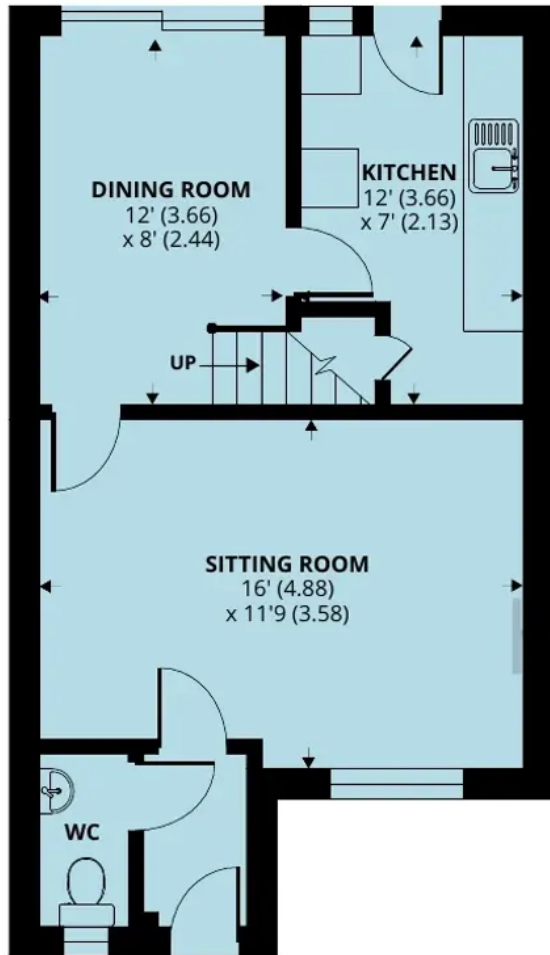
To the first floor, bedroom one benefits from built-in wardrobes and en-suite shower room. There is a further second bedroom and family bathroom.

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 Downslink 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.

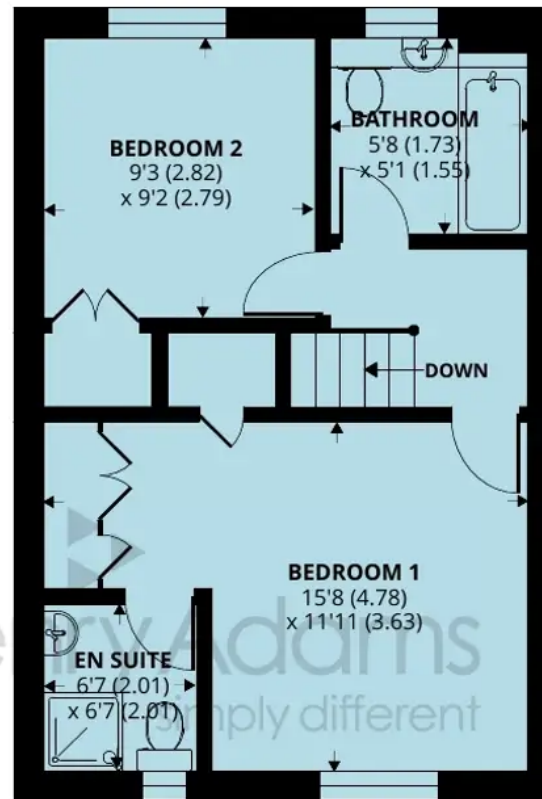
Tenure: Freehold

- NO ONWARD CHAIN
- Two bedroom semi-detached property
- Spacious sitting room
- Dining room

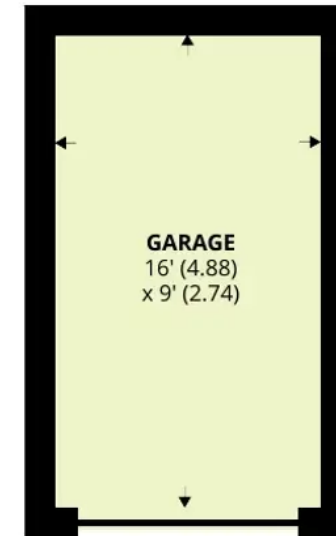




**GROUND FLOOR**



**FIRST FLOOR**



## 171 Tanbridge Park, Horsham, RH12 1SU

Approximate Area = 849 sq ft / 78.9 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 992 sq ft / 92.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Henry Adams. REF: 1050877





## Henry Adams - Horsham

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