



169 Tanbridge Park, Horsham

Guide Price £380,000

# 169 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 through the porch, there is a convenient downstairs cloakroom with hand wash basin. 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 bedroom and family bathroom.

Council Tax band: D

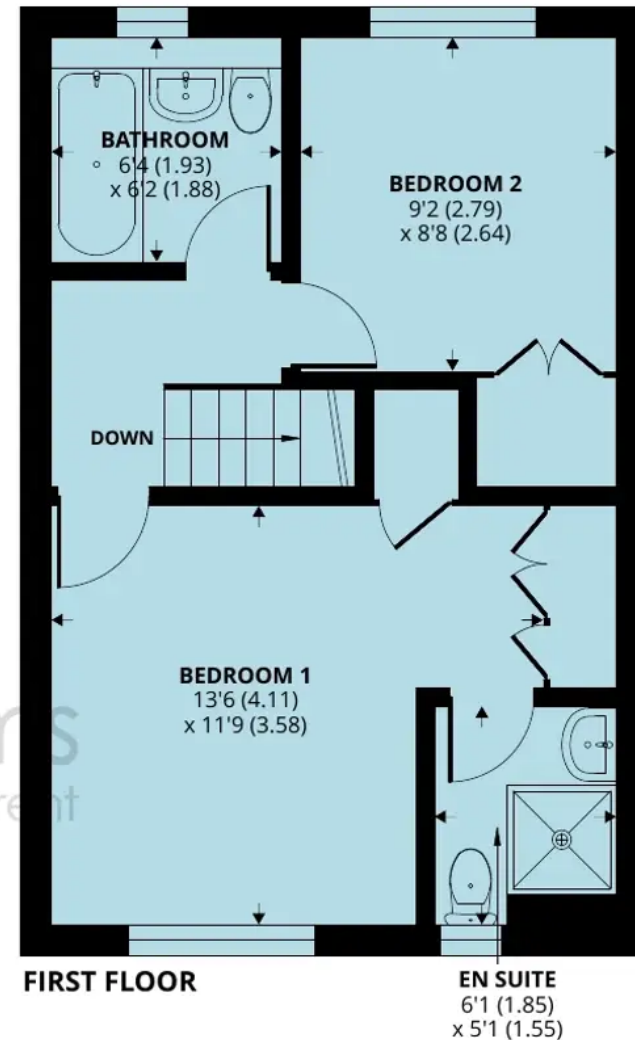
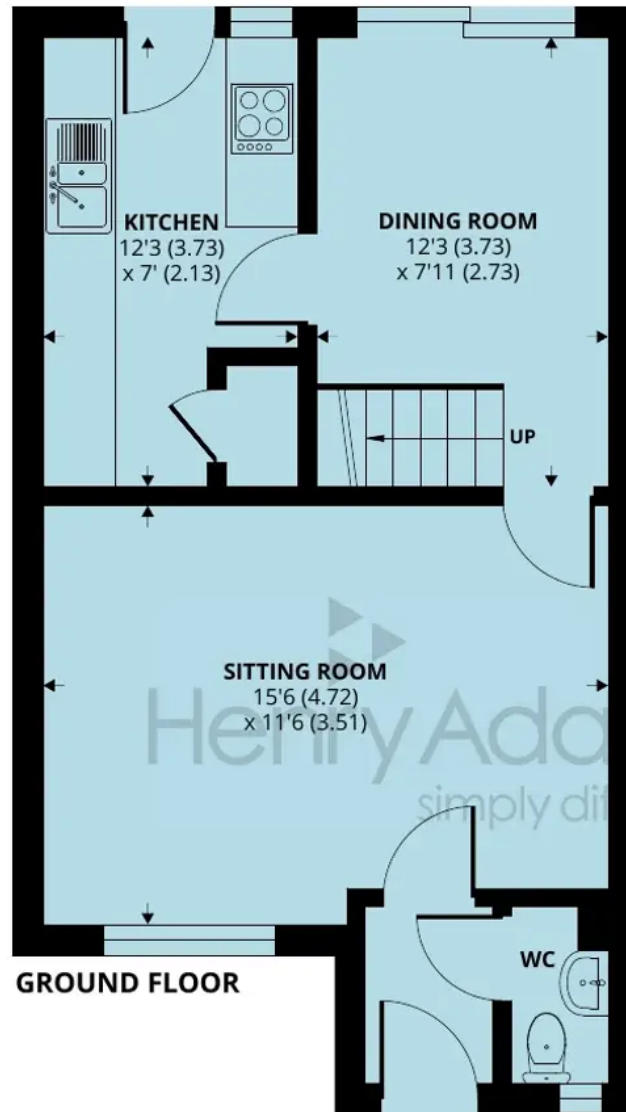
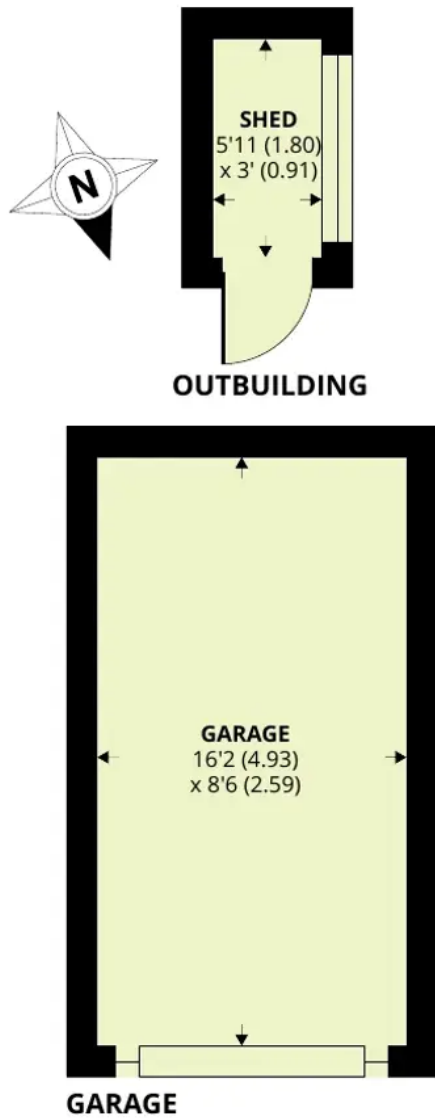
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- Two bedroom semi-detached property
- Spacious sitting room
- Dining room with sliding doors to patio
- Separate kitchen
- Main bedroom with en suite
- Family bathroom
- Garage en-bloc and one allocated parking space
- Private rear garden
- Delightful outlook





## 169 Tanbridge Park, Horsham, RH12 1SU

Approximate Area = 783 sq ft / 72.7 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 18 sq ft / 1.6 sq m

Total = 939 sq ft / 87.1 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: 1069096



## Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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