



Flat 1, Tanbridge House, Tanbridge Park, Horsham
West Sussex

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Flat 1, Tanbridge House Tanbridge Park, Horsham, West Sussex RH12 1SH

A striking two-bedroom apartment in this fine period building in the heart of Horsham

Horsham town centre 0.1 miles, Horsham mainline station 1.0 miles (55 minutes to London Bridge), M23 (Jct 11) 8.5 miles, Crawley 10 miles, Gatwick Airport 16 miles, Guildford 21 miles

Sitting room | Conservatory | Kitchen/breakfast room | Principal bedroom with en suite bathroom | 1 Further bedroom | Shower room
Garage and parking | EPC rating D

The property

This handsome two-bedroom apartment is set on the ground floor of the magnificent Tanbridge House, one of Horsham's most impressive period buildings, which has been converted into luxury apartments. The property offers two bedrooms and a wealth of beautiful period features, including high ceilings and ornate wooden panelling.

The main reception room is the 29ft sitting room with its fireplace and large, stone mullioned bay window with beautiful feature leaded window panes. The well-proportioned kitchen and breakfast room has fitted units, integrated appliances and a range cooker, and connects to the sitting room via bi-fold doors, creating a splendid open-plan living and entertaining area. There is also a light, airy conservatory opening onto a private patio area.

The two bedrooms are both generous doubles, with the principal bedroom benefitting from an en suite bathroom with a separate shower unit. The apartment also has a shower room.

Outside

The apartment building is set in beautifully landscaped and well-maintained communal gardens, while the apartment itself has its own private patio area, accessed via the conservatory. There is parking on the gravel driveway at the front of the building, while at the rear there is a garaging block with an allocated garage providing secure parking or storage.

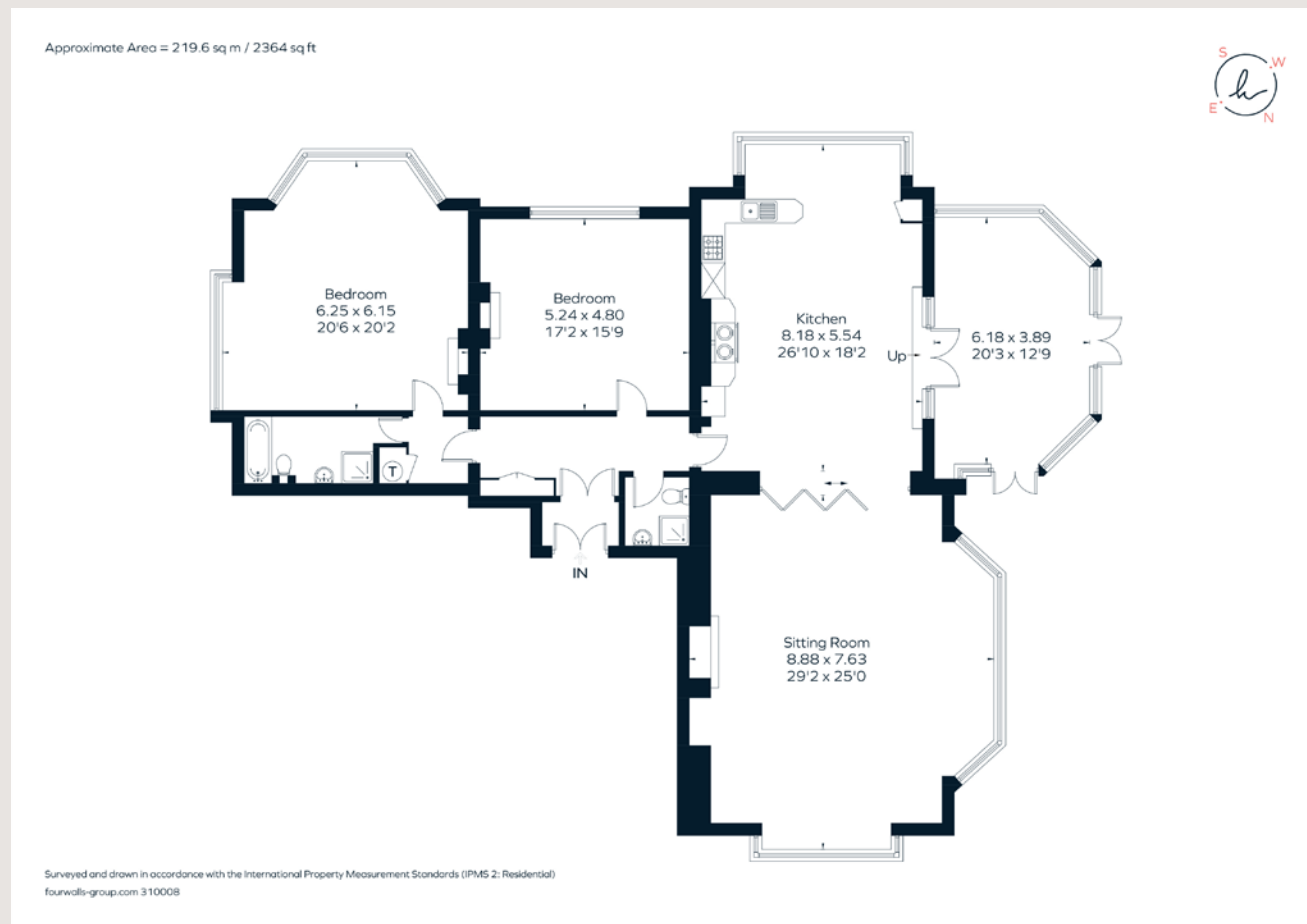
Location

The property is conveniently situated just moments from Horsham town centre and a mile from the mainline station (London Victoria, approximately 56 minutes and London Bridge, approximately 55 minutes), in a stunning period building on a sought-after, leafy residential development. This historic market town offers a comprehensive range of shops and facilities, including a John Lewis at Home, Swan Walk shopping centre, The Carfax, with its cobbled streets and varied restaurant quarter; Horsham Park and Pavilions Leisure Centre, and Horsham Sports Club, incorporating cricket, tennis, hockey and squash clubs. The A24, M23 and wider motorway network are close by giving access to London, Gatwick, Heathrow and the south coast. There are also several excellent state and private schools in the area, including Christ's Hospital, Millais Girls and Forest Boys Schools, Tanbridge House School, Farlington Girls School, Pennthorpe and Cottesmore.





Floorplans
Approximate Area = 219.6 sqm/2364 sq ft
For identification purposes only.



Directions

Leave the town centre along the Worthing Road, Tanbridge Park will be found on the right.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity, gas and drainage.

Council Tax: The property is in Tax Band G
Tenure: Leasehold

Lease: 125 years from 29th September 1996

Service Charge: £6,921.92 per annum (25th March 2022 to 24th March 2023).

Guide Price: £595,000

Horsham

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