



Tanfield Court, Guildford Road, Horsham, West Sussex, RH12 1TR





Set within a popular and centrally located development in the heart of Horsham, this spacious first-floor apartment is offered to the market with vacant possession, no onward chain and the benefit of a long lease. Well suited to first-time buyers, downsizers and investors alike, the property also offers excellent potential for new owners to enhance, modernise and truly put their own stamp on the décor. Its prime position places Horsham town centre within easy reach, with an excellent selection of restaurants, cafés, bars and shops, while Horsham mainline station provides direct services to London in under an hour.

The apartment is accessed via its own private front door, with stairs leading to a first-floor landing and a useful storage cupboard. The open-plan lounge and dining area is a generous and versatile space, enjoying large double-glazed windows overlooking the communal gardens to the rear and allowing plenty of natural light throughout. There is ample room for both living and dining furniture, with additional space for a home office if required. The fitted kitchen offers a range of wall and base units, an integrated cooker and electric hob, along with space for freestanding appliances.

Accommodation is completed by a good-sized double bedroom and a spacious bathroom fitted with a bath and overhead shower, wash hand basin and WC.

Externally, residents benefit from well-maintained communal gardens, ideal for enjoying the warmer months, along with ample communal off-street parking for both residents and visitors. The property's location and layout also make it an attractive prospect for investors seeking strong rental demand and long-term returns.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

STAIRS TO:

FIRST FLOOR

LIVING/DINING ROOM 16'08" x 19'01" (5.08m x 5.82m)

KITCHEN 6'05" x 8'02" (1.96m x 2.49m)

BEDROOM 8'02" x 14'03" (2.49m x 4.34m)

BATHROOM 4'11" x 10'10" (1.50m x 3.30m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 934 YEARS

SERVICE CHARGE: £600 PER ANNUM

GROUND RENT: £12.60 PER ANNUM

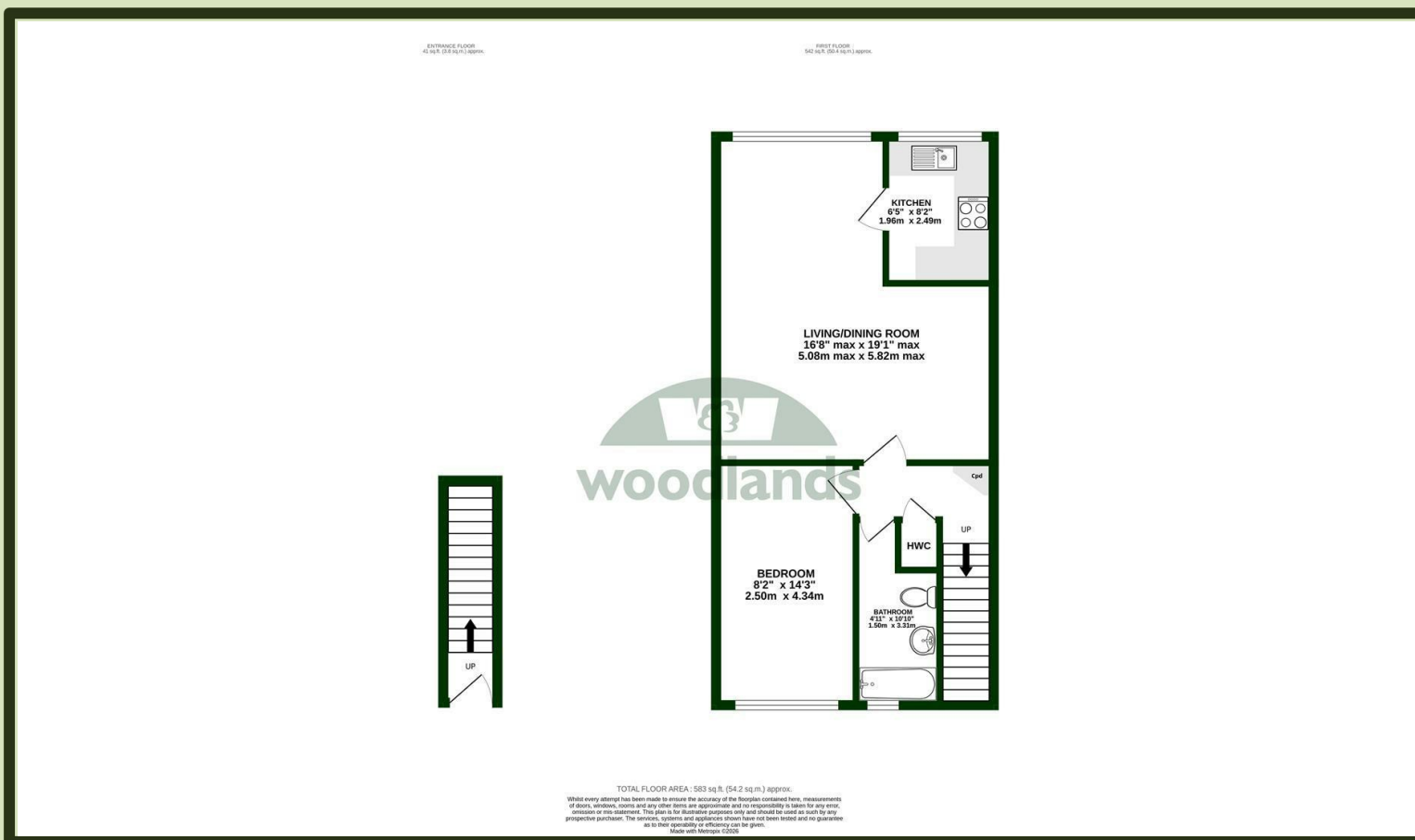
NO ONWARD CHAIN



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LOCATION: The property is situated in a popular development on the west side of Horsham within easy access of local shops and amenities. The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham town centre proceed in a Westerly direction along The Bishopric. Pass Collingwood Batchelor on the right hand side. Tanfield Court is then on the left, just before The Co-op and Pets Corner.

COUNCIL TAX: Band B.

EPC Rating: To be confirmed

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

