



Tanyard Close, Horsham, West Sussex, RH13 5BW



woodlands



Offered to the market with no onward chain, this spacious and beautifully presented first-floor apartment is ideally located in the ever-popular Tanyard Close – an attractive, well-maintained residential cul-de-sac just a short stroll from Horsham’s thriving town centre and mainline railway station. This attractive development offers a pleasant mix of houses and apartments, making it a desirable choice for first-time buyers, investors, and those looking to downsize.

The apartment itself is deceptively spacious and filled with natural light, offering a generous open-plan living and dining area that creates a welcoming atmosphere from the moment you step inside. With some modest reconfiguration, this versatile space could easily accommodate occasional guest use, adding further value and flexibility. The separate kitchen is well-appointed with a range of fitted base and wall units, providing ample storage and workspace with freestanding appliances.

The double bedroom is well-proportioned and benefits from fitted mirrored wardrobes, while the family bathroom features a clean, neutral finish, complete with a full-size bath with shower attachment, ideal for unwinding after a long day.

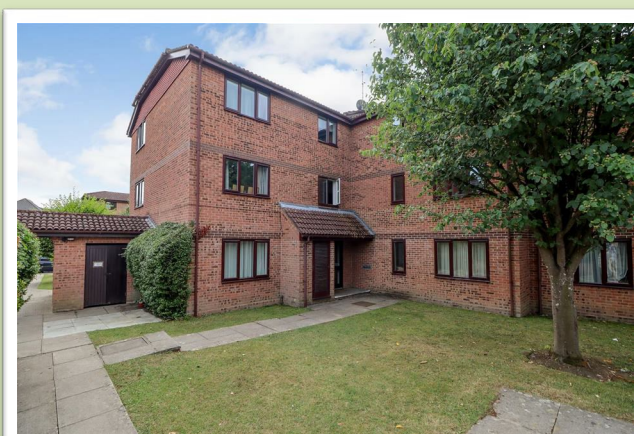
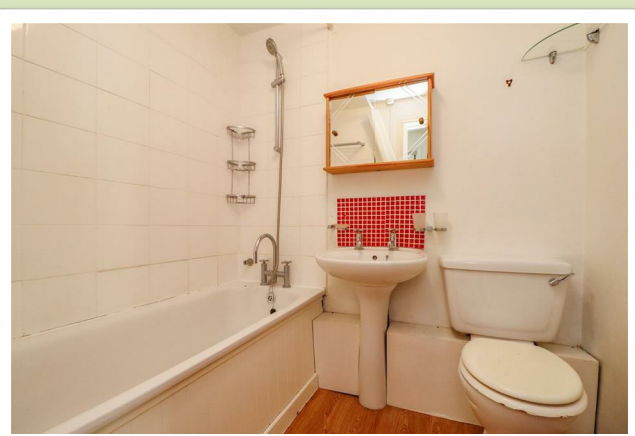
A well-kept communal entrance hall and stairwell lead to the apartment, while the internal accommodation also includes a spacious hallway with generous fitted storage and a large airing cupboard – a rare bonus in apartments of this size.

Additional benefits include an extended lease, an allocated parking space, and low-maintenance living – making this property an excellent option for commuters, investors, or anyone seeking a conveniently located and comfortable home in one of West Sussex’s most desirable towns.

Horsham itself offers an exceptional lifestyle, with a wide range of independent boutiques, major high street retailers, popular cafes, restaurants, pubs, and leisure facilities. The mainline station provides direct services to London and the South Coast, while the surrounding countryside offers beautiful walks and outdoor activities.

Don’t miss the opportunity to view this charming home in such a prime location – early viewing is highly recommended.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 13'09" x 12'01" min (4.19m x 3.68m min)

DINING ROOM 10'03" x 5'10" (3.12m x 1.78m)

KITCHEN 7'02" x 13'0" (2.18m x 3.96m)

BEDROOM 10'04" x 10'02" (3.15m x 3.10m)

BATHROOM 5'07" x 6'06" (1.70m x 1.98m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING SPACE

OUTGOINGS

LEASE LENGTH: 152 years

SERVICE CHARGE: £1,541.84 per annum

GROUND RENT: None payable

NO ONWARD CHAIN

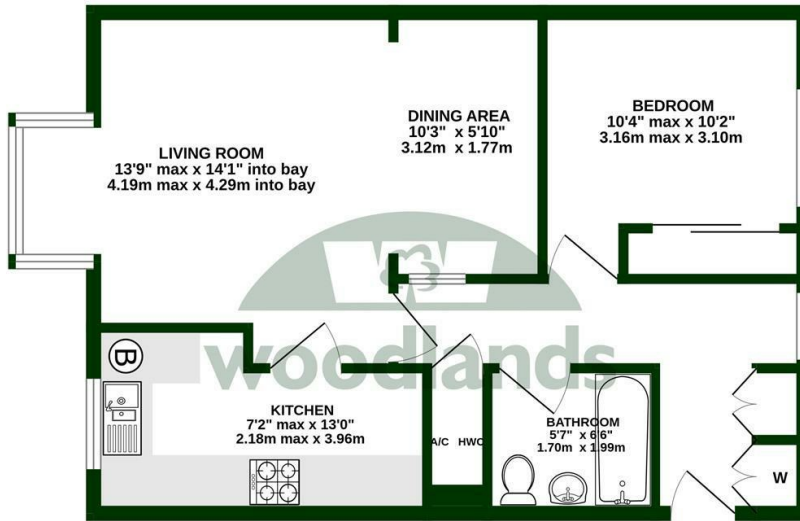


[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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FIRST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCATION:** 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 Pavilions 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). You are also just a 10-15 minute walk from Chesworth farm offering idyllic countryside walks over Denne Hill and access to the Downs Link.

**DIRECTIONS:** From Horsham Town centre proceed in an Easterly direction along the Brighton Road (A281) and under the iron railway bridge. Tanyard Close is the seventh turning on the left.

**COUNCIL TAX:** Band C.

**EPC Rating:** C.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**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.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**MISREPRESENTATION ACT**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.