



**Lower Tanbridge Way  
Horsham, RH12 1PS**

**Offers In Excess Of  
£230,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Lower Tanbridge Way, Horsham, RH12 1PS



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### LOCATION

This spacious top floor apartment is set within a highly convenient position in the heart of Horsham's thriving town centre and could be an ideal investment or first time purchase. Horsham town centre offers a varied selection of independent and national retailers, together with a busy cafe culture and interesting range of restaurants. The apartment is located within a short walk of Horsham's mainline station that has direct access to London Victoria and London Bridge. Major road networks can be found nearby and include the A281 and A264 which gives access to M23 and M25.

### PROPERTY

The front door opens into a sizeable entrance hall providing the perfect place to remove coats and shoes before entering the property. The hallway itself provides access to all rooms within this spacious apartment. The large open plan living area measuring at over 21ft in length presents you with a generous social space. This living area has ample flexibility for furniture placement with room for a dining area and a lounge area, with high ceiling this room really does present you with an overwhelming feeling of space. The kitchen is fitted with a range of floor and wall mounted units creating great storage and worksurface space. An additional benefit to this room are the double glazed doors which open to the private balcony helping to flood the room with natural light and has space for a table and chairs, the perfect place to sit and enjoy the sunshine with views out over the South Downs. Both bedrooms are

doubles with space for beds and additional freestanding furnishings. The main bedroom also provides its own ensuite shower room with a large shower cubicle, toilet & basin. The main bathroom provides a bathtub with a shower overhead.

### OUTSIDE

The apartment benefits from a secure parking space in the underground car park which can be accessed from within the apartment block itself. The communal areas are well maintained and all floors can be accessed via stairs and a lift.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 125 years from 25 March 2003

Service Charge: £3,028 per annum

Service Charge Review Period: TBC

### AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





**Buses**

1 minute walk



**Shops**

Town Centre  
Location



**Trains**

Horsham  
0.7 miles



**Airport**

Gatwick  
15.3 miles



**Roads**

M23  
6.7 miles



**Sport & Leisure**

Pavilions in the Park  
0.6 miles



**Rental Income**

£1,050 pcm  
Rental Yield – 5%



**Schools**

St Mary's CoFE Primary  
Arunside  
Tanbridge House



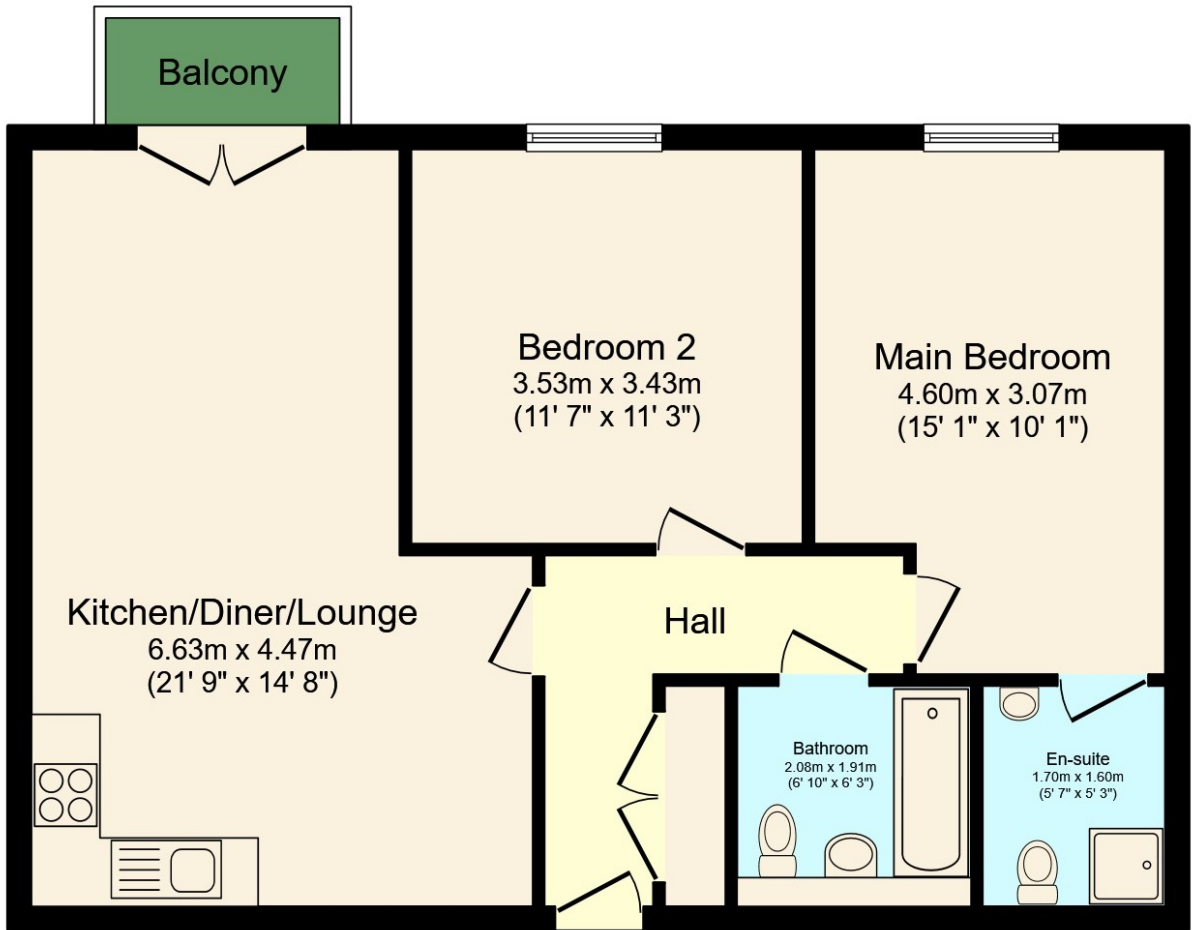
**Broadband**

Up to 67 Mbps

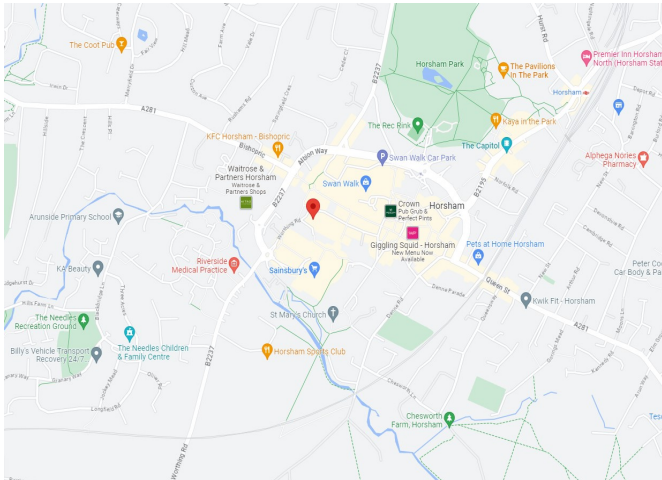


**Council Tax**

Band D



**Map Location**



**Total Approximate Floor Area**  
**708 sq ft / 66 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>79</b>
(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	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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**Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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2-6 East Street, Horsham, West Sussex, RH12 1HL

