



# Sales.

Tanyard Close,  
Horsham, RH13 5BW

Asking Price Of  
£190,000



# Tanyard Close, Horsham, RH13 5BW



Tanyard Close is conveniently positioned within easy walking distance of Horsham town centre, with its wealth of bars, restaurants and coffee shops. The town also offers twice weekly markets and an extensive range of shops, from independent retailers, to major High Street brands, including John Lewis, H & M and Oliver Bonas. For entertainment, the town has a number of options, including an Everyman Cinema, set in Pires Place, The Capitol Theatre, with its wide range of shows, comedians and artists, The Pavilions Leisure Centre and Pool and the picturesque Horsham Park, only a few minutes walk from the town centre. Horsham Railway Station is also within easy walking distance of the flat, and offers a direct service to London Victoria (55 mins).

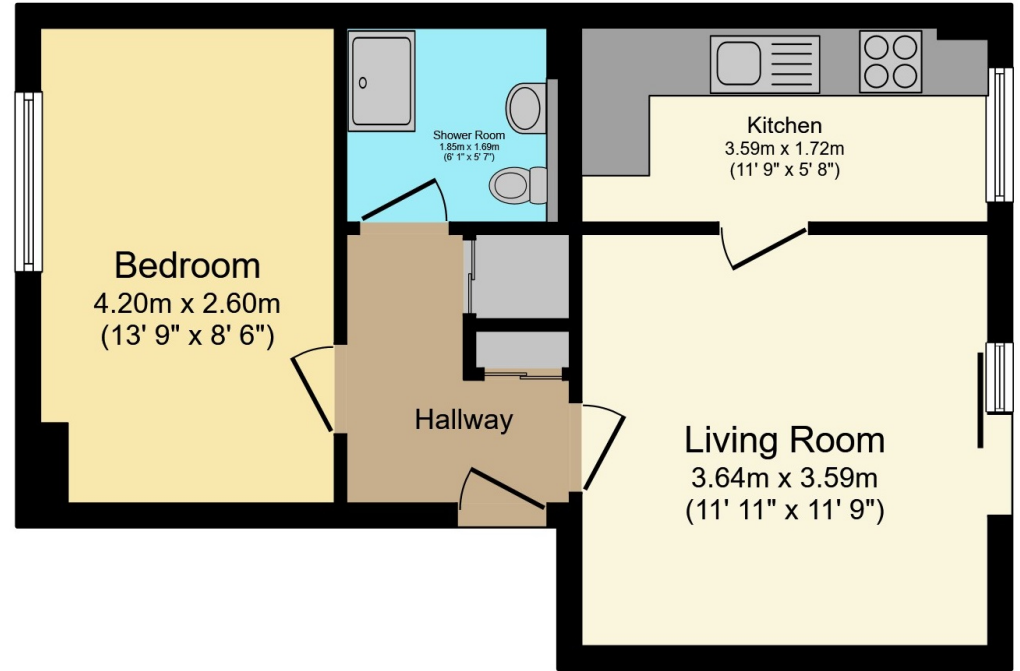
This ground floor apartment is set within a small development, with a security intercom, that provides access to a communal entrance. This leads to the apartment with a central hallway that provides two storage cupboards. The living room is well-proportioned with double French doors leading out into the communal grounds and a small patio area. There is a refitted kitchen, with a good range of modern matching floor and wall mounted units, with laminate work surfaces and integrated oven and hob. The double bedroom has a range of fitted wardrobes and there is a modern white shower room, with part tiled walls. The property also offers double glazing, gas central heating and an allocated parking space to the front of the block.



### ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Term: 189 Years from 1 July 1988  
Service Charge: £1,541.84 per annum (January to December 2025)

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.



### Total Approximate Floor Area

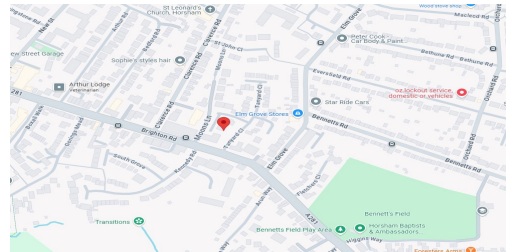
427 sq ft / 40 sq m

Viewing arrangements by appointment through :

Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk



### Map Location



### 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>		
(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>	69	73
	EU Directive 2002/91/EC	

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

 <b>Buses</b> 3 minute walk	 <b>Shops</b> Tesco Express 8 minute walk	 <b>Trains</b> Horsham 0.8 miles
 <b>Sport &amp; Leisure</b> Pavilions in the Park 0.9 miles	 <b>Rental Income</b> £tbc	 <b>Schools</b> n/a
 <b>Fibre Broadband</b> Up to 1000 Mbps	 <b>Roads</b> M23 7 miles	 <b>Council Tax</b> Band C