



**Kings Place, Kings Road, RH13 5RD**  
Guide Price £300,000 Leasehold



- SPACIOUS GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- CONTEMPORARY BATHROOM
- FITTED KITCHEN
- PATIO DOORS TO COMMUNAL GARDENS
- CLOSE TO STATION
- EPC D
- NO CHAIN ABOVE

Offered for sale with no chain above this well-appointed two double bedroom ground floor apartment is set in this modern development built by Barratt Homes.

Situated just under half a mile from Horsham railway station with the town centre just a short distance further.

The apartment is set at the rear of this cul de sac development with the communal hall access via entryphone, The front door gives access into the spacious hallway with large double storage cupboard and further cupboard housing the boiler.

The sitting room/dining room is an impressive size occupying the width of the rear of the flat with double glazed French doors leading directly onto the communal gardens.

The kitchen has a modern range of wall and base units with built in appliances.



One of the main features of these apartments are the bedrooms, both being large double rooms, the main bedroom also with its own luxury ensuite shower room and double glazed French doors to the front. Both bedrooms have fitted wardrobes.

The main bathroom is fitted with a contemporary suite and completes the accommodation.

#### Outside

The apartment has an allocated parking space and visitor spaces are found at the front of the development. There are lawned communal grounds.

#### Material Facts

Guide Price £300,000  
Tenure: Leasehold  
Lease remaining 134 years

Service Charge in 2024 was £1,162.50 per 6 months  
Ground Rent £275 per annum

The service charge and ground rent figures need to be verified by the solicitors before exchange of contracts

Council Tax Band: Band D  
Horsham District Council

EPC Rating D

Property Type: Ground Floor Apartment  
Mains Services: Gas/Electricity/Water/Drainage  
Heating Type: Electric Heating, boiler to radiators

Broadband information: 15 to 76 Mbps available  
Fibre to the Cabinet

Mobile Coverage: Good with O2 and Average with other providers based on indoor calls

Parking Type: Allocated Parking

Flood/Erosion Risk:  
River and Seas : None  
Surface Water : Low Risk

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming





pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

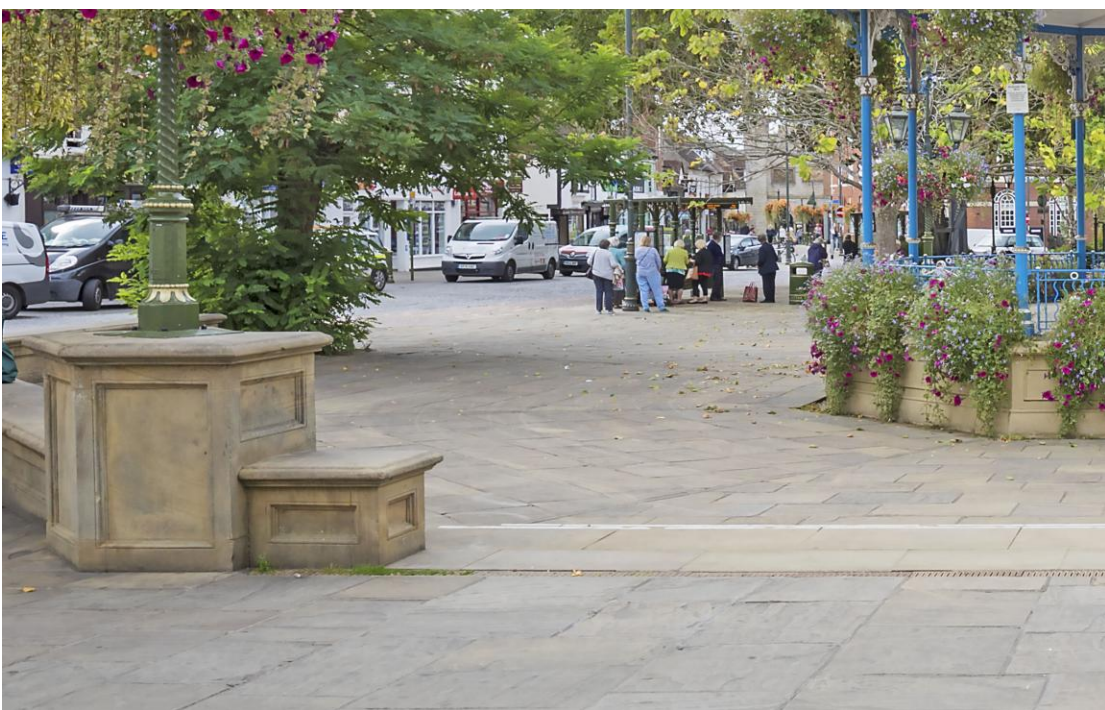
For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check.

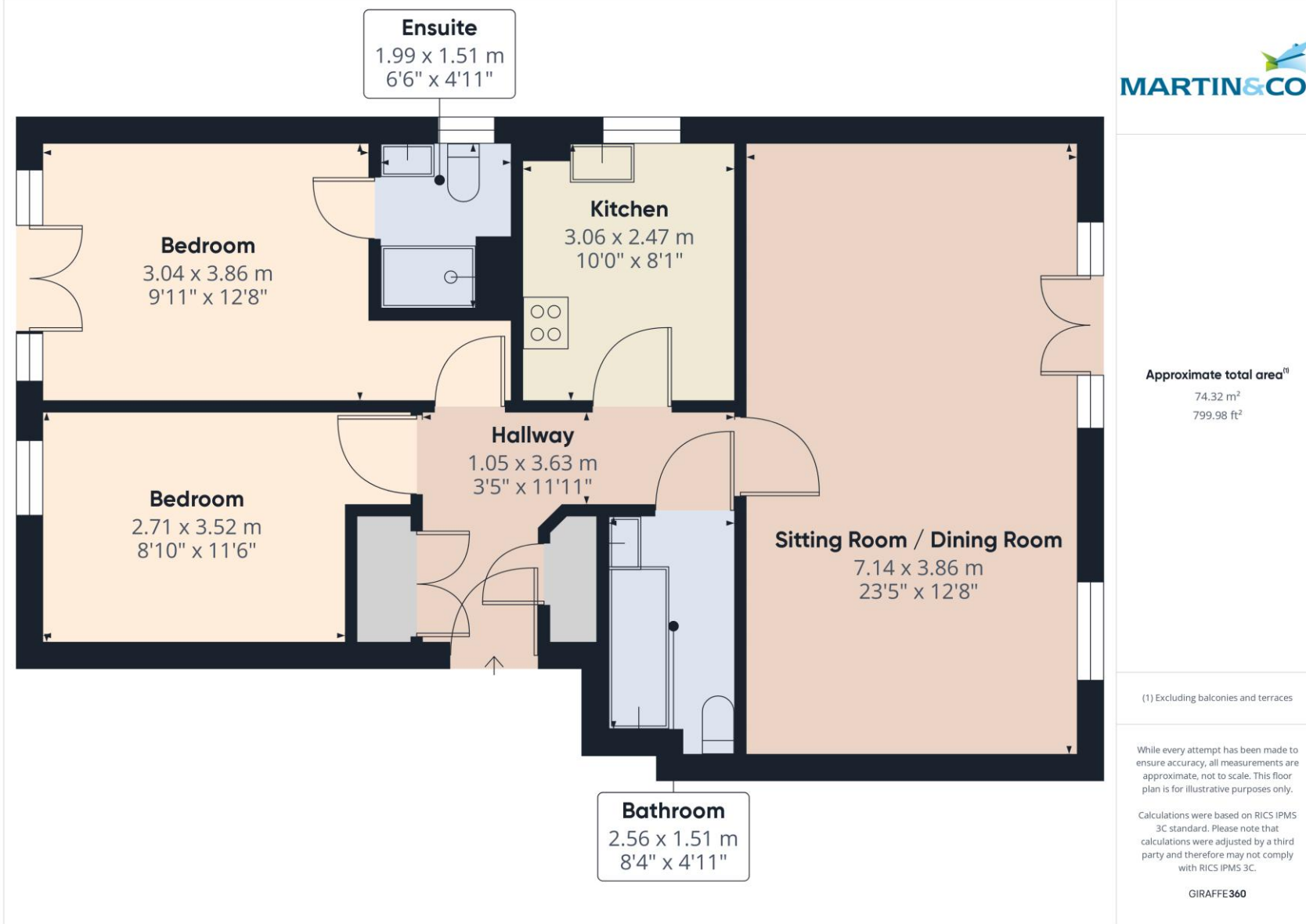
This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by Lifetime Legal. The cost of these checks is £65 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge is non-refundable under any circumstances.











## Martin & Co Horsham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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