



8 Kentwyns Place  
 Horsham, West Sussex, RH13 6GE  
 Guide Price £410,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent



# 8 Kentwyns Place, Horsham, West Sussex, RH13 6GE

A very generously proportioned two-bedroom first-floor apartment with exceptional specification located in a prime residential position on the Southeast side of Horsham close to lovely countryside walks and only half a mile from the town centre. Features include a video entry phone security system, full wet gas-fired thermostatic underfloor heating in the solid floors, a bespoke fully fitted kitchen with granite worktops, Villeroy and Boch sanitary ware and Grohe fittings. In addition, each resident owns an equal share of the Freehold and has secure parking in the underbuilt car park. The accommodation comprises a large entrance hall with a cloakroom, an "L" shaped double-aspect living/dining room, a fully fitted kitchen, and two bedrooms, both with en-suite facilities. With a lovely, well-tended communal garden, this all adds up to something exceptional indeed, and there will be no ongoing chain.

**Communal Front Door** with video entry phone system and door to the

**Communal Reception Hall**  
With stairs and lift to the 1st floor level.

**Private Front Door** to the

**Entrance Hall**  
Double-width cloaks cupboard, airing cupboard housing a Heatrae Sadia Megafluo hot water system, store cupboard.

**Cloakroom**  
Mini Metro-style tiled wall corner wash hand basin with chrome mixer tap, back to wall WC, chrome dual flush. Ceramic tiled flooring. Extractor fan.

**L-shaped Living/Dining Room**  
Dual aspect to the side and double-glazed rear aspect. Video entry phone. Opening to the

**Kitchen Area**  
Double glazed rear aspect. Fitted with a range of base and wall mounted covers and drawers in light wood effect finish with complementing granite worktop services incorporating an inset stainless steel Frankie 1 1/2 bowl sink unit with chromium mono block tap and routed drainer. Bosch electric hob with glass splashback and stainless-steel filter hood over, Bosch eyelevel double oven and Bosch microwave, Hotpoint integrated fridge freezer, integrated washing machine and dishwasher, ceramic tiled splashback and pelmet lights, Karndean flooring, concealed Glowworm gas fired boiler.

**Bedroom 1**  
Double glazed rear aspect.

**En-Suite Bathroom**  
Fitted with a tile panelled bath with glass shower screen, chromium thermostatic shower control, wall bracket and hand shower, back-to-wall WC with chromium dual flush, mirrored cabinet over. Wall mounted wash hand basin with chrome mixer tap, half tiled walls and localised tiling, extractor fan, tiled floor, shaver light.

**Bedroom 2**  
Double glaze side aspect. Double width wardrobe cupboard with mirrored sliding doors.

**En-Suite Shower**  
Corner shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, back-to-wall WC with chromium dual flush, wall mounted wash and basin with chromium mixer tap, half tiled walls with mosaic tiled border, chromium towel warmer, shaver light, extractor fan, ceramic tiled flooring.

**OUTSIDE**  
Surrounding Kentwyns Place are good size well-tended communal gardens with parking spaces to the front and secure gated access to Underbuilt Parking with allocated parking.

**TENURE**  
Leasehold with a share of the Freehold - 125 years from July 2005  
Service Charge - £2740 per annum

**Council Tax Band - D**

**Agent's 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.

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.

