



**Kingslea  
Horsham, RH13 5PS**

**Asking Price of  
£375,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

#### LOCATION

This two-bedroom home is set in an ultra-convenient location, within a few minutes' walk of Horsham mainline station, with its fast service to London Victoria (under 1 hour). The property is also ideally situated for swift access to Horsham town centre with its wealth of shops and restaurants, together with the picturesque Horsham Park and Pavilions leisure centre and pool. There is also good access to all main roads including the A24, A281, A264, A29 and M23 together with Gatwick International Airport. In Horsham itself there is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year. Horsham Park has tennis courts, a swimming complex and gymnastics centre. West Street and Swan Walk offer comprehensive shopping and there is a John Lewis & Waitrose on Albion Way.

#### PROPERTY

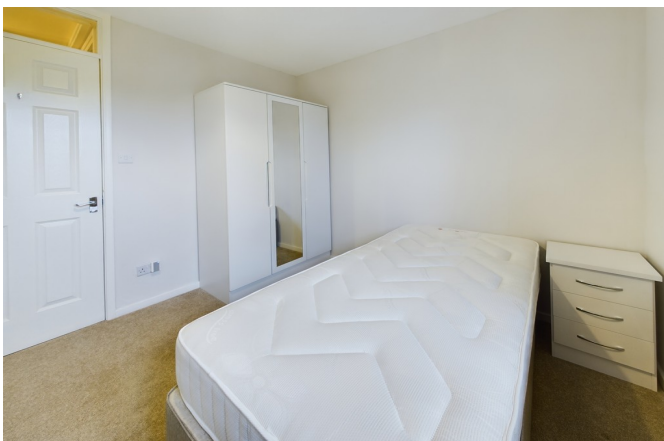
Tenure: Freehold

This stunning two-bedroom property is nestled in a cul de sac and boasts a short walk into Horsham Town centre and Horsham Railway Station, getting you to London Victoria

within an hour! The property itself has undergone a full refurbishment with a long list of works carried including a new refitted kitchen which cost £7,000, the addition of a downstairs cloakroom and a newly installed conservatory which cost £25,000. There are also new windows and doors throughout with a total cost of £14,000. The property boasts a new gas boiler and whole new central heating system which cost £9,000. Upstairs, there are two generous double bedrooms and a newly refitted bathroom with a cost of £5,000. Furthermore, the property has been redecorated and has new carpets throughout. This lovely property has been tastefully updated and is ready for the lucky buyer to move straight in and be stress free with the only worry of where to put your furniture. Sold with NO CHAIN.

#### OUTSIDE

Externally, you will find an allocated parking space located near the property. There is also single garage, with up and over door and storage in the pitched roof plus the bonus of two extra parking spaces, located just adjacent to the garage. To the rear, there is a private garden, mainly laid to lawn and rear access.





**Buses**

4 minute walk



**Shops**

Lidl  
6 minute walk



**Trains**

Horsham – 0.5 miles  
Littlehaven – 0.9 miles



**Airport**

Gatwick  
13.3 miles



**Roads**

M23  
5.7 miles



**Sport & Leisure**

Pavilions in the Park  
0.6 miles



**Rental Income**

£1,350 pcm  
Rental Yield – 4%



**Schools**

Kingslea Primary  
The Forest School  
Millais School



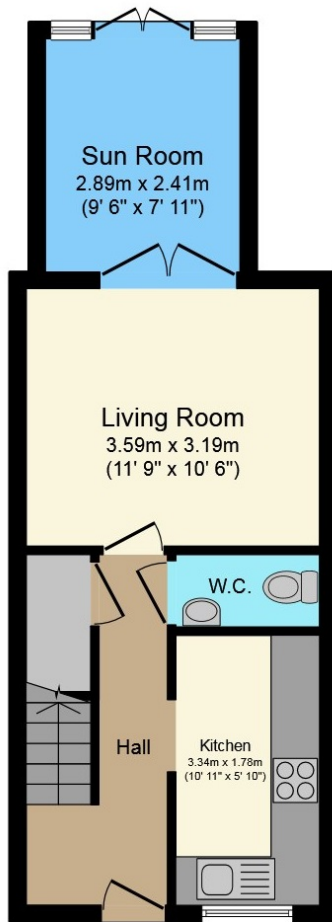
**Broadband**

Up to 500 Mbps

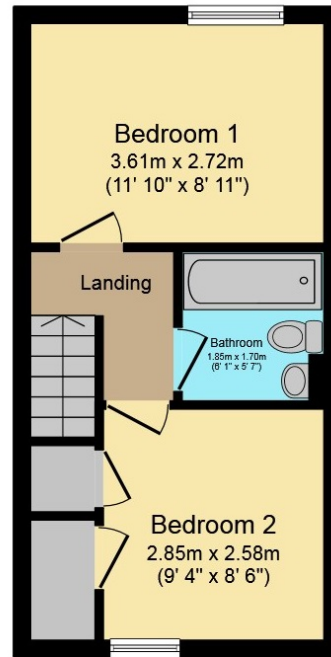


**Council Tax**

Band C

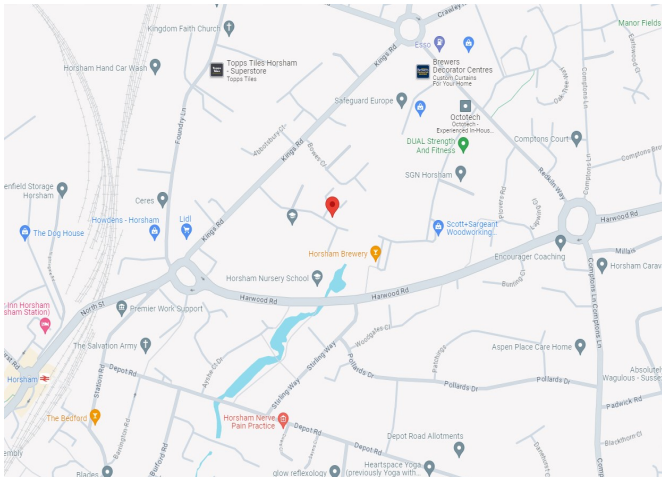


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**

**676 sq ft / 63 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>86</b>
(55-68)	<b>D</b>	<b>69</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](mailto: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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