



**Kings Road,
Horsham, RH13 5AE**



This bright and spacious two-bedroom ground floor retirement flat is ideally located within a popular purpose-built development for the over-60s. Well presented throughout, the property offers generously proportioned accommodation, all on one level, with the added benefit of direct access to beautifully maintained communal gardens. The layout comprises a welcoming entrance hallway with built-in storage, a generous 22ft reception room which comfortably accommodates both lounge and dining areas, and a separate fitted kitchen tucked neatly into the corner with ample worktop space. The principal bedroom is a great size with fitted wardrobes, while the second bedroom offers excellent flexibility-perfect for guests, hobbies, or a home office. The bathroom is fitted with a walk-in shower for ease and comfort. Residents of Manton Court also enjoy access to a communal lounge, laundry room, and guest suite for visiting family. The building has secure entry and 24-hour emergency pull cords in each apartment, offering reassurance and safety at all times. This is a fantastic opportunity to purchase a comfortable and low-maintenance home in a sought-after retirement setting.

The flat enjoys access to well-tended communal gardens, offering a lovely outlook and a peaceful space to enjoy the outdoors without the upkeep. With a private patio-style door opening directly from the living room, residents benefit from a rare and desirable ground floor position, ideal for those with mobility needs or who enjoy stepping out for fresh air. There is also on-site parking for residents and visitors, subject to availability, and the whole development is attractively landscaped with seating areas and mature planting. Manton Court offers both independence and community, making it a perfect choice for later living.

Buses
1 minute walk

Shops
Tesco Express
3 minute walk

Trains
Horsham/Littlehaven
0.6 miles

Sport & Leisure
Pavilions in the Park
0.8 miles

Rental Income
£tbc pcm

Schools
n/a

Broadband
Up to tbc Mbps

Roads
M23
5.4 miles

Council Tax
Band D

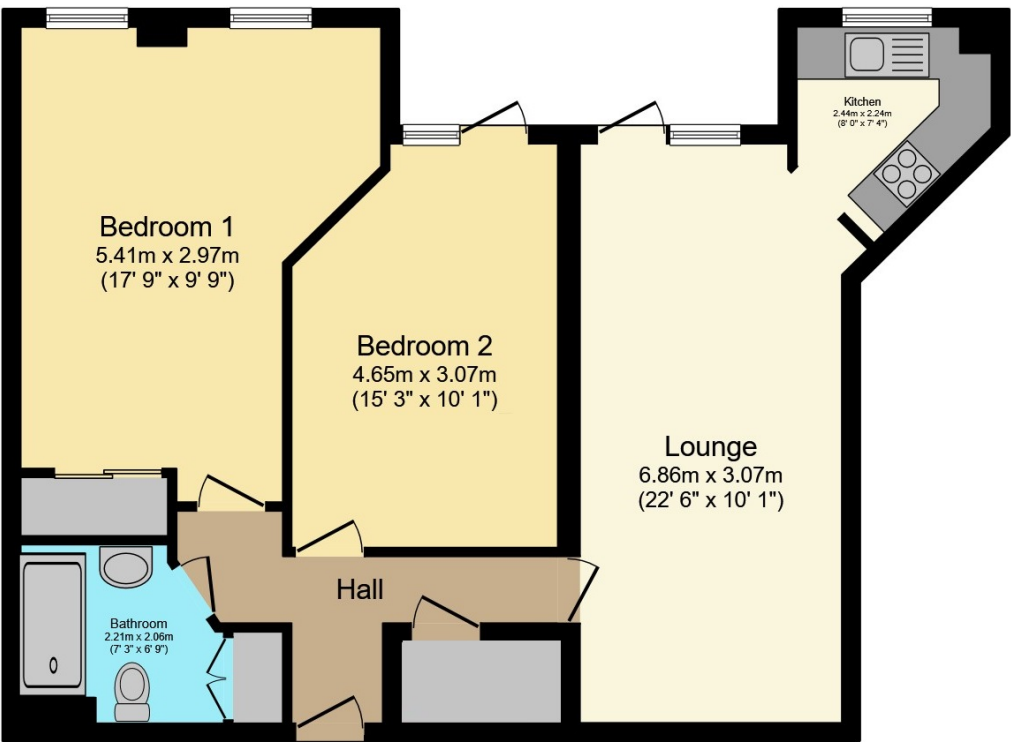


ADDITIONAL INFORMATION
Tenure: Leasehold
Full Lease Term: 125 years from 1st February 2008
Service Charge: £4,858 per annum
Ground Rent: £500 per annum

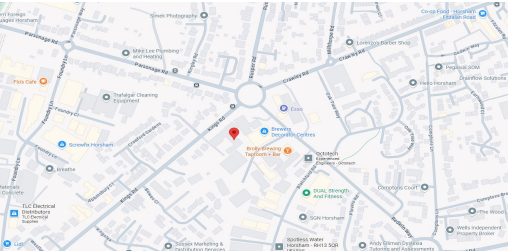
AGENTS NOTE
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating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

Total Approximate Floor Area
758 sq ft / 70 sq m

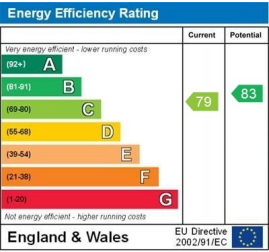
Viewing arrangements by
appointment through :
Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating



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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