



Flat 6 Knepp House

Kennedy Road, Horsham, West Sussex, RH13 5TH

Guide Price £265,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

6 Knepp House, Kennedy Road, Horsham, West Sussex, RH13 5TH

A beautifully presented, two double bedroom, two bathroom first floor apartment, offering generous accommodation of over 700 sq.ft. Situated in a highly convenient location just a short walk from Horsham town centre and train station, this bright and spacious home features a welcoming entrance hall, a dual-aspect open plan living and kitchen area, a principal bedroom with ensuite shower room, a second double bedroom, and a modern family bathroom. Ideal for professionals, first-time buyers, or investors seeking a low-maintenance home in a central location.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as “Eat Street,” boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South’s most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

The accommodation comprises:

Communal entrance hall with stairs and lift rising to the first floor.

Entrance Hall

A practical entrance area featuring a fitted coir mat, radiator, and telephone entry system. There is a storage cupboard, plus a larger cupboard housing the electricity fuse board and meter, with shelving, light, and media points.

Open Plan Living Room / Kitchen

A bright, dual-aspect open plan space with defined areas for dining and seating. In the dining area, there are two radiators, media points, and downlighting. The fitted kitchen comprises a range of eye- and base-level cabinets and drawers with contrasting worktops, a stainless steel one-and-a-half bowl sink with drainer and mixer tap, integrated Bosch electric oven with four-burner gas hob and hidden extractor, space for a fridge/freezer, space and plumbing for a dishwasher and washing machine. A cupboard houses the gas-fired boiler. The kitchen area features a side-aspect window, tiled splashback, and downlighting.

Bedroom 1

A generous principal bedroom suite with a double fitted wardrobe, front-aspect window, radiator, and door to ensuite shower room.

Ensuite Shower Room

A contemporary white suite comprising a corner shower, WC with dual flush, and pedestal wash hand basin with mixer tap, heated towel radiator, downlighting, extractor fan, and tiled flooring.

Bedroom 2

A further double bedroom with a double fitted wardrobe, window, and radiator.

Bathroom

A modern white bathroom suite featuring an enclosed panel bath with bath mixer taps and shower over, low-level WC with dual flush, pedestal wash hand basin with mixer tap, heated towel radiator, obscure window, downlighting, extractor fan, and tiled flooring.

Outside

The property is surrounded by well kept communal lawns, and ample parking spaces.

Additional Information

Lease Length - 107 years remaining
Service Charge - £4519.06 per annum (including buildings insurance)
Ground Rent - £300 per annum

The leaseholders are in the process of appointing a new managing agent through the Right to Manage process, with the intention of managing the service charge more effectively.

Council Tax Band C

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 Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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