



Flat 26 Westlands  
Kings Road, Horsham, West Sussex, RH13 5PP  
Guide Price £200,000 Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

(01403) 252222 option 1 sales@courtneygreen.co.uk

# Flat 26 Westlands, Kings Road, Horsham, West Sussex, RH13 5PP

A very well presented ground floor apartment, built by Persimmon Homes in 1989 and being conveniently situated within close proximity to Horsham's mainline railway station and town centre. This property is located in a block at the very rear of the development and as such is not overlooked and experiences very little traffic noise from the Kings Road. There is a security entry-phone system, an entrance hall with a large storage cupboard and an airing cupboard, a wonderfully bright sitting/dining room with French doors opening to the communal gardens, a fitted kitchen, a double bedroom with fitted wardrobes, and a modern bathroom. The property benefits from double glazed windows throughout, and an electric heating system. Outside, there are neatly kept communal gardens surrounding the building, with established planting and mature trees lining the borders. Also in the grounds is a covered bicycle store, bin store, and communal benches. There is one numbered and allocated parking space.

**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:

## Entrance Hall

With telephone entry system, large storage cupboard, airing cupboard, smoke alarm, and doors providing access to all rooms.

## Sitting/Dining Room

A wonderfully bright, L-shaped room with clearly defined areas for both seating and dining. The sitting area enjoys a rear aspect window and French doors opening onto the communal gardens. There are two wall-mounted electric heaters, uplighters. The room is open to the dining area, with a further door leading to the kitchen.

## Kitchen

The kitchen comprises a range of eye and base level cupboards and drawers with contrasting work surfaces over. There is a stainless-steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for a fridge/freezer, and space for a cooker with concealed extractor hood above. Additional features include under-cabinet lighting, a side aspect window, and tiled flooring.

## Bedroom

A generous double bedroom with front aspect window, wall-mounted electric heater, and a double-width fitted wardrobe with mirrored sliding doors.

## Bathroom

A modern white suite comprising an enclosed panel bath with mixer tap and shower over, low-level WC with dual flush, and a vanity wash hand basin with storage beneath and mixer tap above. Further features include a heated towel rail, half-height wall tiling, side aspect obscured window, extractor fan, and wall-mounted electric fan heater.

## Outside

Surrounding the building are neatly kept communal gardens which are mainly laid to lawn with established planting, mature trees, seating areas, a covered bicycle store, and a bin store.

There is one numbered and allocated parking space.

## Additional Information

Lease Length - 88 years remaining

Service Charge - £1,227.42 for the year 01/04/2025 - 31/03/2026 (the buildings insurance is included in this figure)

Ground Rent - £60 per annum

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 in good faith, but we have not 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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