



**Kings Road, Horsham, West Sussex RH13 5PP**  
**Asking price £220,000**

**LINES**  
*& James*



# Kings Road, Horsham

- CHAIN FREE
- PERIOD FIRST FLOOR CONVERSION FLAT
- TWO BEDROOMS
- CENTRAL LOCATION
- ARRANGED OVER TWO FLOORS
- ATTRACTIVE COMMUNAL GARDEN
- PARKING FOR ONE CAR
- EPC RATING D
- COUNCIL TAX BAND C
- SHARE OF FREEHOLD

\*\*\* NO CHAIN\*\*\* An attractive first floor two bedroom split level Victorian conversion, centrally located a short walk from Horsham mainline station and town centre.

## Location

The property forms part of a converted Victorian house with period features and is situated off the Kings Road which is only a short walk from Horsham mainline station, town centre, park and Leisure Centre. By car the A264 can be easily reached connecting popular commuter links. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a large Waitrose and Sainsburys.







### Property

An external iron staircase leads to a communal area shared with one other property. On entering the property, stairs to the first floor are positioned to the side with a recess underneath providing the ideal space for coats and shoes along with storage options. Laminate wood flooring runs through the downstairs of the property. The kitchen/diner is spacious with ample room for a dining table. The kitchen is fitted in a range of wood eye and base level units offering plenty of cupboard space, with complementing black work tops, sitting room with sash window. The shower room is fitted with a double shower enclosure and benefits from a window for natural light and ventilation. Upstairs the light and airy landing features eaves storage with hanging space. Double bedroom and a good sized single bedroom, as both bedrooms are located in the attic, they do have slanted ceilings on one side.

### Outside

This property is set back from the road with a shingle parking area to the front, with one space. To the rear of the property there is a spacious, westerly facing communal garden, which are well maintained and benefit from an area to hang out washing, greenhouse and shared shed.

### Lease Details

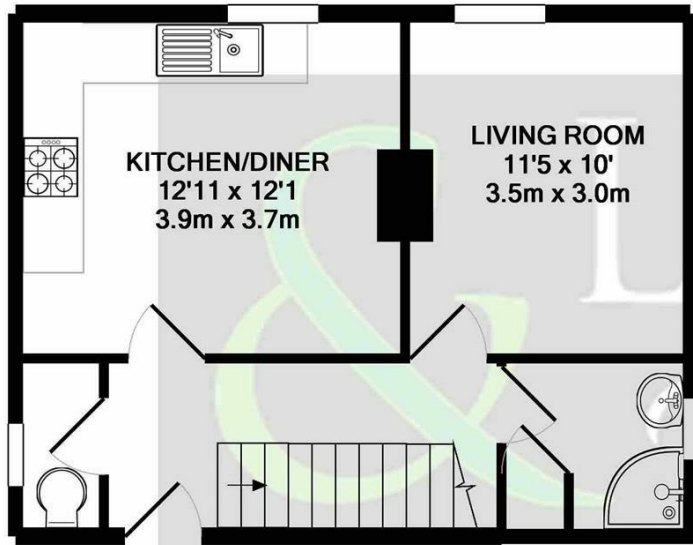
Share of Freehold

Lease length 125 years from September 2010 - 111 years remaining.

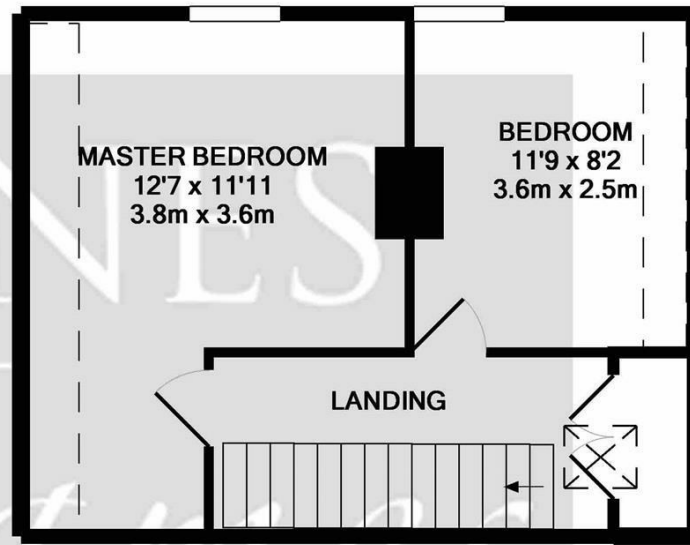
Service charge £80 per month from June 2024





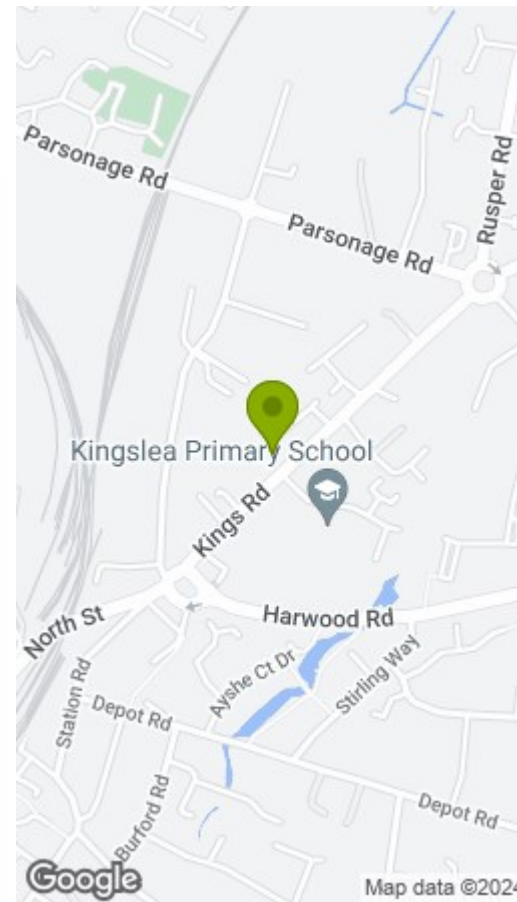


GROUND FLOOR



1ST FLOOR

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 62      | 71        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC | 60      | 71        |

