



**Price**  
**£235,000**  
**Leasehold**

2x  1x  1x 

Manton Court, Kings Road, Horsham, West  
Sussex, RH13

**cubitt&west**  
Helping you move forwards





## Main features

- Exclusive for over 60s
- Fantastic facilities and site manager
- Well presented and spacious property
- No onward chain
- Great location with easy access to transport links and town centre

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge: 22'3 at widest point x 10'6 at widest point (6.79m x 3.20m)

Kitchen: 7'5 at widest point x 7'1 at widest point (2.26m x 2.16m)

Bedroom 2: 15'6 x 9'3 (4.73m x 2.82m)

Bathroom: 9'8 (2.95m) narrowing to 9'1 (2.77m) x 6'7 (2.01m)

Bedroom 1: 14'3 up to fitted wardrobes x 9'6 (4.35m x 2.90m)

### OUTSIDE

Communal Gardens

Resident Permit Parking

### First Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



20917549/20240404/SEH/RSB