



Sales.

Kings Road, Horsham,
RH13 5AE

Offers In Excess Of
£199,950



Kings Road, Horsham, RH13 5AE



This generously proportioned first-floor retirement apartment offers well-planned and spacious accommodation, perfectly suited to comfortable and secure living. The property features a large and welcoming living room with ample space for both seating and dining, creating a bright and sociable central hub. Large windows allow plenty of natural light to fill the room, enhancing the sense of space throughout. The kitchen is thoughtfully designed with excellent storage and practical work surfaces, ideal for everyday use. Both bedrooms are well-sized, with the principal bedroom offering a fitted wardrobe, providing a calm and relaxing retreat, while the second bedroom provides flexibility for guests, hobbies or a study. A well-appointed bathroom completes the accommodation, designed with ease of use and convenience in mind. As part of a purpose-built retirement development, the apartment benefits from a supportive and well-managed environment, offering peace of mind alongside independent living. Positioned on the first floor with lift access, the property enjoys a pleasant outlook while remaining easily accessible within the building. There is a spacious communal area on the ground floor, where social events are held, and along with a full-time onsite manager it offers a well-managed, comfortable and secure environment. Residents have access to a laundrette, library, bookable guest suite along with mobile scooter storage if needed.

Manton Court is surrounded by neatly maintained communal gardens, providing attractive outdoor space for residents to enjoy throughout the year. These well-kept grounds offer a peaceful setting for relaxation and social interaction. Resident and visitor parking is available, ensuring convenience for homeowners and guests alike. The combination of landscaped surroundings, parking provision and a managed retirement setting enhances both comfort and security.



ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 1 February 2008

Service Charge: £2,525 every 6 months

Service Charge Review Period: tbc

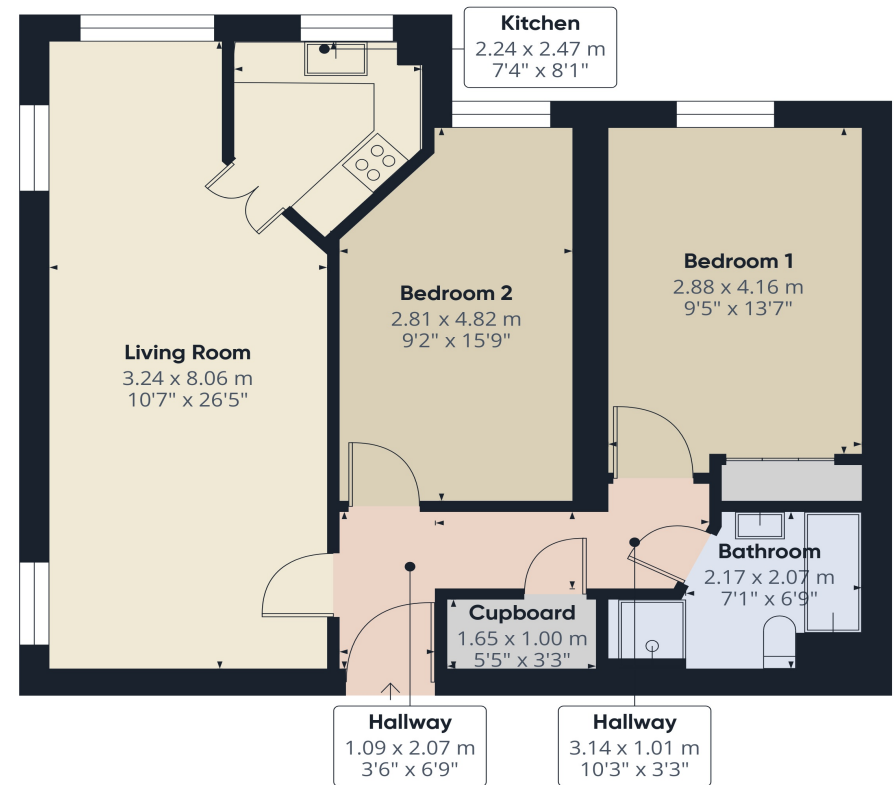
Ground Rent: £247.50 every 6 months

Ground Rent Review Period: tbc

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.

Viewing arrangements by
appointment through:

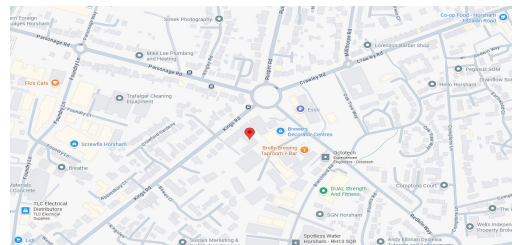
Brock Taylor
01403 272022
horshamsales@broctaylor.co.uk



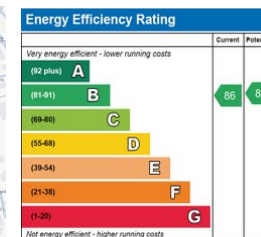
Total Approximate Floor Area

710 sq ft / 66 sq m

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.

**Residential sales, lettings,
land and new homes.**

01403 272022

brocktaylor.co.uk

2-6 East Street, Horsham West Sussex, RH12 1HL

Buses
1 minute walk

Shops
Tesco Express
3 minute walk

Trains
Horsham/Littlehaven
0.6 miles

Sport & Leisures
Pavilions in the Park
0.8 miles

Rental Income
£1,400 pcm

Schools
n/a

Fibre Broadband
Up to tbc Mbps

Roads
M23
5.4 miles

Council Tax
Band D