



**Guide Price**  
**£750,000**

**Freehold**

4x  2x  3x 

**Kings Platt, Shipley, Nr  
Horsham, West Sussex,  
RH13**

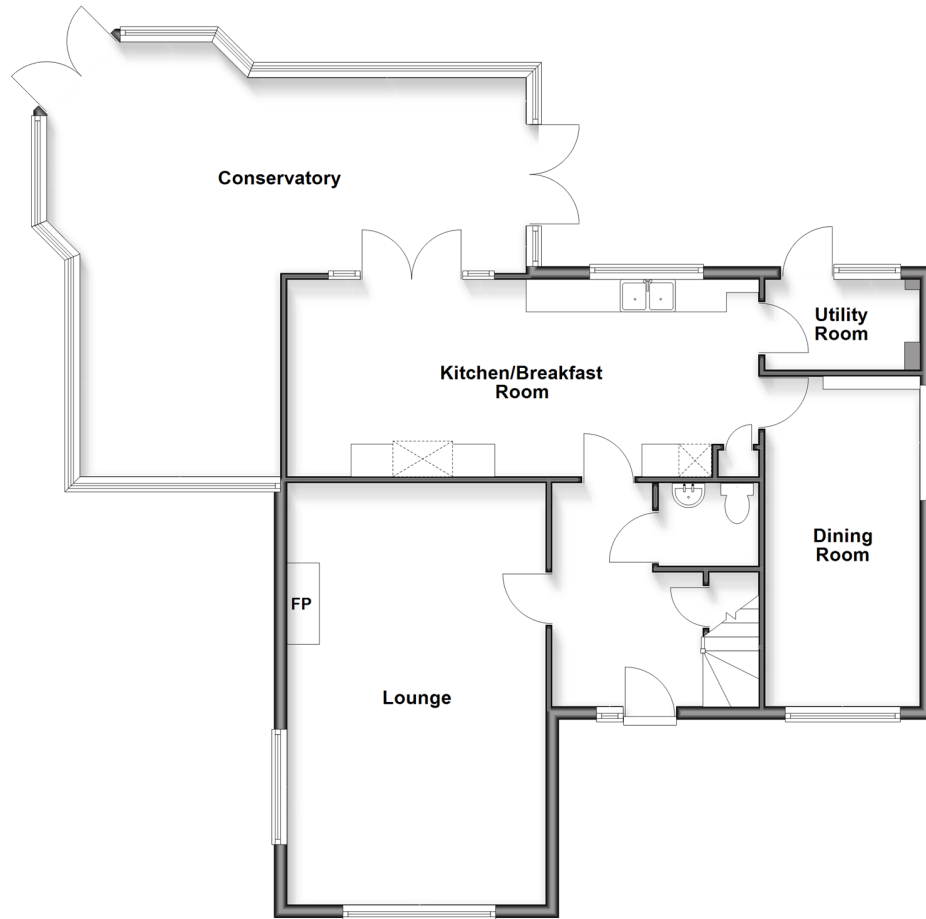
**OVER 60?**

Secure this property  
for up to **59% less!**

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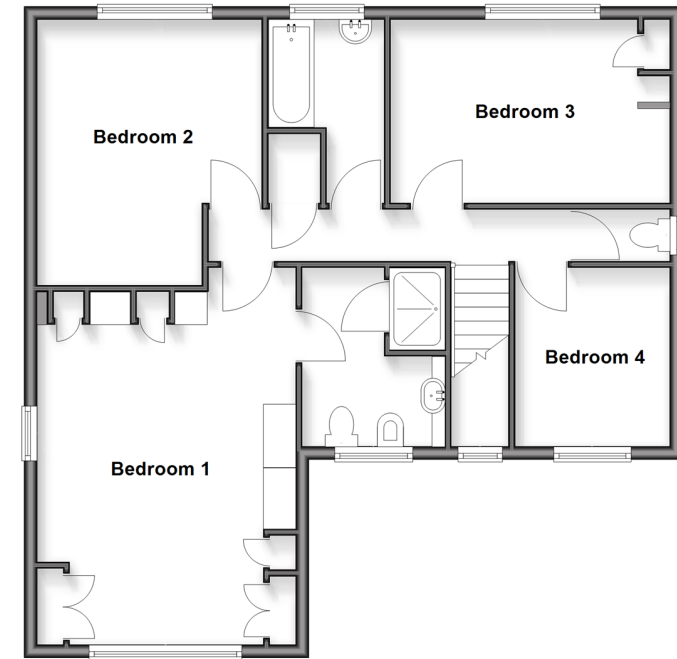
## Ground Floor

Approx. 109.2 sq. metres (1175.4 sq. feet)



## First Floor

Approx. 76.1 sq. metres (819.1 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 21'4 x 13'4 (6.51m x 4.07m)  
Fitted Kitchen/Diner: 23'10 x 10'11 (7.27m x 3.33m)  
Utility Room: 7'10 x 4'6 (2.39m x 1.37m)  
Study: 16'4 x 7'9 (4.98m x 2.36m)

### FIRST FLOOR

Landing  
Family Bathroom  
Bedroom 1: 16'0 x 13'2 (4.88m x 4.02m)  
En-Suite Shower Room  
Bedroom 2: (L-shaped) 13'7 x 8'4 minimum (4.14m x 2.54m) plus 13'7 x 11'6 maximum (4.14m x 3.51m)

Bedroom 3: 12'2 x 9'5 (3.71m x 2.87m)  
Bedroom 4: 8'10 x 7'9 (2.69m x 2.36m)

### OUTSIDE

Front Garden  
Rear Garden  
Driveway  
Workshop/Outbuildings



## Main features

- Semi rural and rarely available Neo-Georgian style
- Detached house situated in a cul-de-sac location
- Good sized en-suite to master bedroom
- Fantastic L-shaped large conservatory
- Own driveway providing parking for several cars
- Close proximity to the Knepp estate



### Nearest Schools

Primary Schools: Shipley CofE Primary 0.1 miles, William Penn School 1.6 miles, Southwater Junior Academy 3.0 miles

Secondary Schools: Muntham House School 3.7 miles,



### Transport Information

Train Stations: Billingshurst 4.0 miles, Christs Hospital 4.5 miles, Horsham 5.9 miles



### Address

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### Directions

For directions to this property please contact us.



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- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

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