



6 Westlands

Kings Road, Horsham, West Sussex, RH13 5PP

Guide Price £145,000 Leasehold with a Share of the Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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SHARE OF FREEHOLD

Courtney Green are very pleased to offer for sale this compact, yet very nicely appointed first floor studio flat, built by Persimmon Homes in 1989 and situated in an ultra-convenient location within a short walk of Horsham's main line railway station. The flat comprises an entrance hall, the studio room which has a Juliette balcony, kitchen with built-in oven and hob and separate full bathroom. There is an electric heating system and double glazing. Other benefits include a security entry-phone system, allocated parking and areas of communal gardens. Viewings are strongly recommended with the vendor's sole agents, Courtney Green.

The accommodation with approximate room sizes comprises:

Front Entrance

With security front door with entry-phone system.

Communal Entrance Foyer

Stairs to

First Floor Level

Private Front Door to

Entrance Hall

With electricity fuse box, entry-phone handset, wall light point, cupboard housing hot water tank with immersion heater and shelf above. Door to

Bathroom

Suite of enclosed bath with mixer tap and shower attachment, fully tiled splashback, pedestal wash hand basin and low level w.c. Extractor fan, and wall mounted Dimplex electric fan heater.

From the **Entrance Hall** door to

Studio Room

With double glazed front aspect window and double glazed French doors opening to a Juliette balcony, night storage heater, three wall light points, t.v. aerial point, telephone point. Door to

Kitchen

With a range of eye and base level storage cupboards and matching drawers, worktops, inset single drainer sink with mixer tap, built-in Indesit electric oven with four plate electric stove above and filter/light over, space and plumbing for washing machine and fridge/freezer, some wall tiling, extractor fan, Dimplex electric fan heater, fluorescent strip light.

OUTSIDE

There are areas of communal gardens surrounding the various buildings and a bin store.

Parking

This is one numbered allocated parking space at the rear and additional visitors' parking spaces.

TENURE

Leasehold - 999 years from 1st July 1989 with a share of the freehold

Service Charge - £978.38 for the year 01/04/2025 - 31/03/2026 (the buildings insurance is included in this figure)

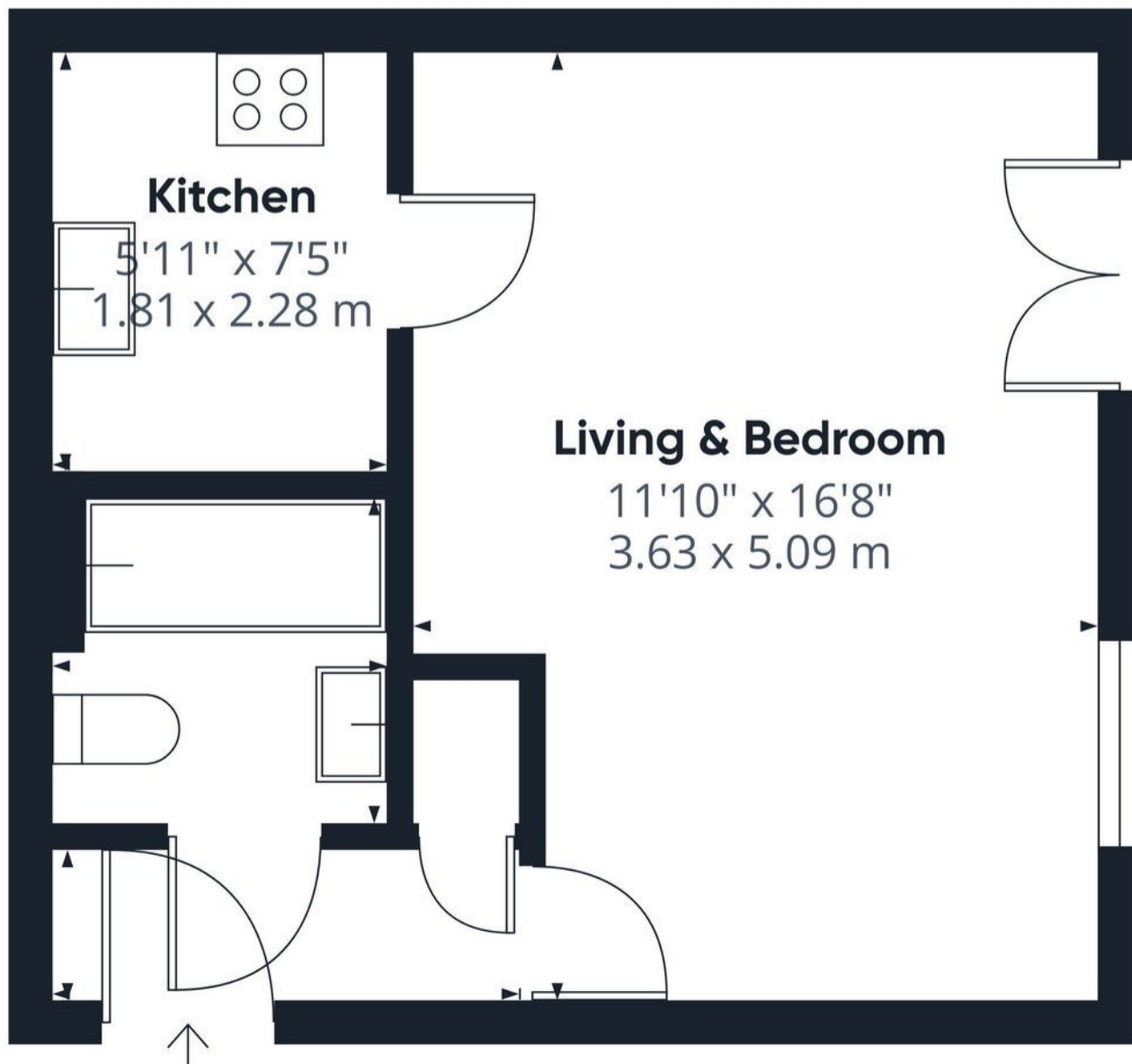
Managing Agents: Courtney Green Residential Management Tel: 01403 246170.

Council Tax Band - B

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.

Ref: 26/5937/30/01



Approximate total area⁽¹⁾
295 ft²
27.5 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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	

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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