



4 Kingslea  
 Horsham, West Sussex, RH13 5PS  
 Guide Price £325,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 4 Kingslea, Horsham, West Sussex, RH13 5PS

A delightful 2- bedroom terraced house built in the mid 1980's and offered for sale with the benefit of no on-going chain. The property has a gas fired heating system to radiators, double glazed replacement windows and off-road parking to the front. This property represents an ideal first time purchase. The accommodation comprises, on the first floor, two double bedrooms and a modern bathroom with a white suite. On the ground floor, there is an entrance hall off which is a modern fitted kitchen, and a living/dining room. There are gardens to the front and rear, the rear having a southerly aspect. The property is conveniently located within half a mile walking distance of Horsham station and within walking distance of Kingslea junior school, Lidl and Tesco Express. Horsham Park and the town centre are approximately 1 mile distant.

The accommodation comprises:

Obscure glazed **Front Door** to

**Entrance Hall** With laminate wood flooring, cupboard housing gas and electric meters, under-stairs cupboard, Dimplex skirting heater.

**Kitchen** Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers having complementing worktop surfaces with an inset 11/2 bowl sink with drainer and chromium monobloc tap, tiled splashback, space for an electric cooker with a filter hood over, plumbing for a washing machine and dishwasher, space for a fridge/freezer, serving hatch, downlighting, vinyl flooring.

**Lounge/Dining Room** Double glazed rear aspect and double glazed French door to the garden, radiator, laminate wood flooring.

From the entrance hall the staircase rises to the

**First Floor Landing** With loft hatch.

**Bedroom 1** Double glazed rear aspect, radiator.

**Bedroom 2** Double glazed front aspect, radiator, over stairs cupboard with shelves, double width cupboard housing gas fired boiler, hanging rail and shelf.

**Bathroom** Fitted with a white suite comprising low level WC, vanity wash hand basin with chromium mixer tap, cupboard under, panel enclosed bath with chromium mixer tap, wall bracket and hand shower, glass screen, marble effect acrylic panelled walls, Dimplex fan heater, mirrored cabinet.

## OUTSIDE

At the front of the property there is a small garden and bin store. The rear garden enjoys a southerly aspect and comprises full width wooden decked area,, area of lawn, timber garden shed and shrub beds.

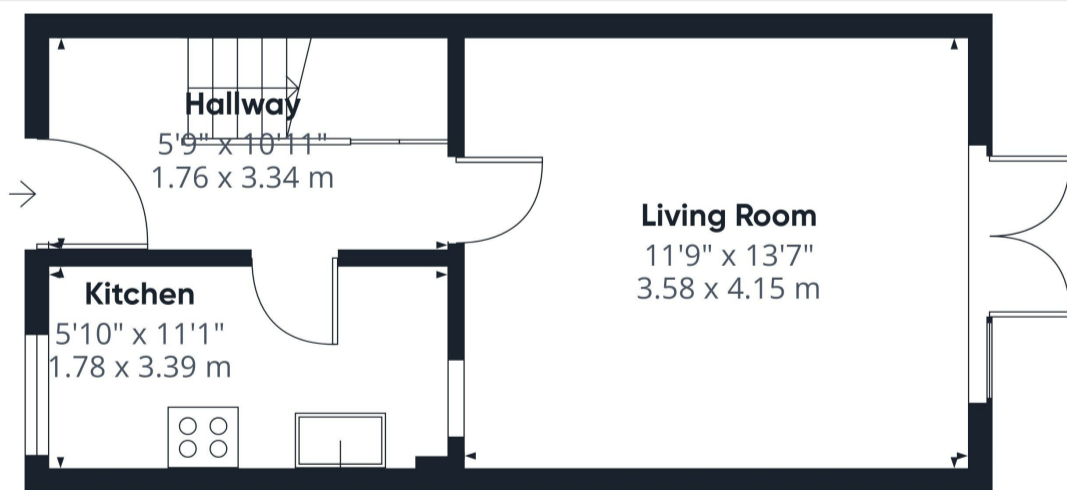
## Parking

There is parking for a car at the front of the house.

## Council Tax Band - C

**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: 26/5974/26/03



Approximate total area<sup>1)</sup>  
511 ft<sup>2</sup>  
47.4 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	