



34 Westlands

Kings Road, Horsham RH13 5PP  
Price £199,000 Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 34 Westlands, Kings Road, Horsham RH13 5PP

Courtney Green are very pleased to offer for sale this well presented first floor apartment, built by Persimmon Homes in 1989. This property is located in a small building of just six similar apartments at the very rear of the development and as such is not overlooked and experiences very little traffic noise from the Kings Road. Having an extended lease, buyers will also benefit from a 1/3rd share of the Freehold. There is a security entry-phone system, an entrance hall, a double bedroom with a built-in double wardrobe, a bathroom with a window, a fitted kitchen and a good-size L-shaped living/dining room with a "Juliette" balcony overlooking the communal rear garden and mature trees. There is an all electric heating system, one numbered allocated parking space and visitor parking spaces. There will be the benefit of no on-going chain. Westlands is conveniently situated within close proximity to Horsham's mainline railway station and town centre. Viewings are highly recommended with the vendors' sole agent, Courtney Green.

The accommodation with approximate room sizes comprises:

Security entry door with entry-phone system and lockable letter boxes.

## Communal Entrance Foyer

With carpeted staircase leading to the

## First Floor

Access door to electricity meter cupboard with both normal and Economy 7 meters. Private Front Door to

## Entrance Hall

With entry-phone handset, deep storage cupboard also housing the electricity consumer unit, airing cupboard housing the hot water cylinder and shelf above.

## Bedroom

Front aspect double glazed window, storage heater.

From the Entrance Hall, an additional door to

## Bathroom

With a white suite of enclosed panelled bath with mixer tap and shower attachment, localised tiling, vanity unit with inset wash hand basin having chromium mixer tap and tiled splashback, cupboard under, close-coupled w.c., obscured glass side window with tiled windowsill, wall-mounted Dimplex heater, mirrored cabinet.

From Entrance Hall further door leads to the

## L-Shaped Living/Dining Room

Dining Area with space for table, storage heater, door to kitchen. Living Area With double glazed double doors and "Juliette" balcony and door to the kitchen. Additional double glazed rear aspect window, further storage heater, three wall light points.

From the Dining Area the door opens to the

## Kitchen

Fitted in a range of eye and base level storage cupboards with areas of working surfaces and with inset stainless steel sink unit with mixer tap and drainer, Indesit electric hob\* with a filter hood over,\* electric oven\*, washing machine\*, 'fridge\*, double glazed side aspect window.

## OUTSIDE

## Parking

We understand that there is one numbered allocated Parking Space, with visitors' parking spaces in various locations.

## TENURE

Tenure - Leasehold 999 years from 1st July 1989

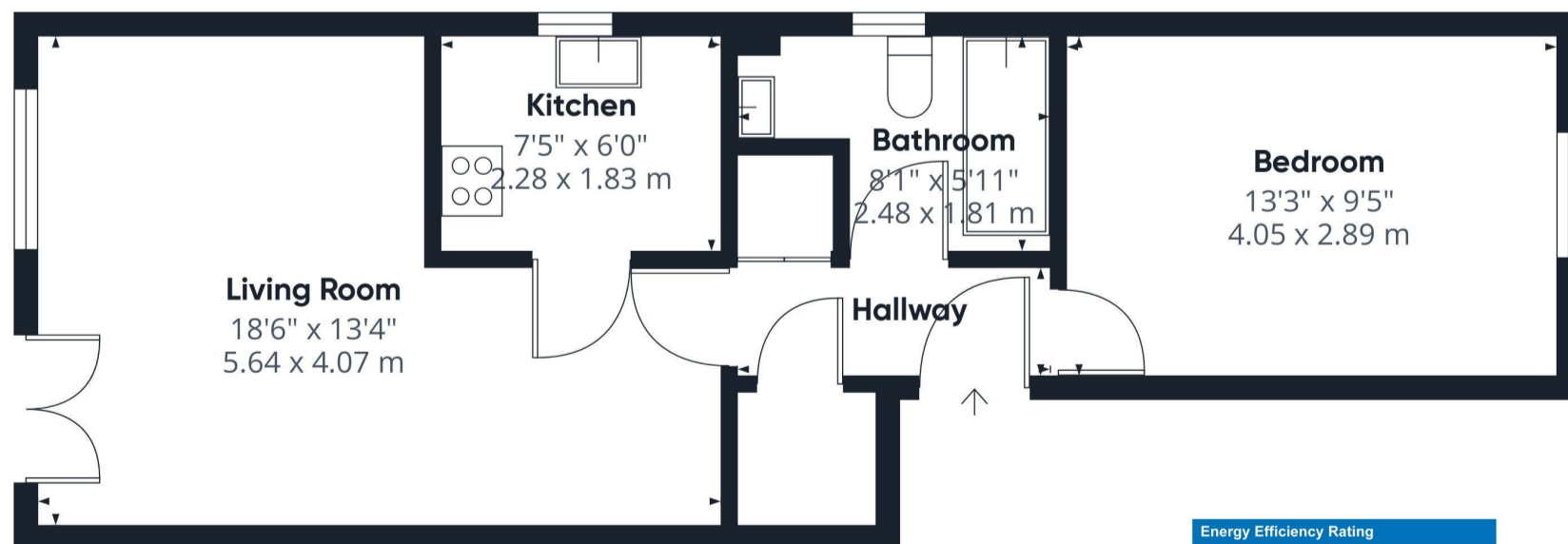
Service Charge - £1289.75 for 01/04/2026 - 31/03/2027

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

(\*Agent's note: none of the appliances have been tested by the agent)

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.



Approximate total area<sup>(1)</sup>  
463 ft<sup>2</sup>  
43.1 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(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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