



40 Tymperley Court  
Kings Road, Horsham West Sussex RH13 5SU  
Price £270,000 (Share of Freehold) Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 40 Tymperley Court, Kings Road, Horsham RH13 5SU

Courtney Green are pleased to be offering for sale this well presented double bedroom apartment situated within walking distance of Horsham station and with the benefit of having a garage on block. Offered for sale with no onward chain, this is a second floor apartment which can be accessed by the stairwell or communal lift. The accommodation comprises a spacious entrance which houses a large storage cupboard and there is a modern and spacious bathroom with a bath and separate shower. There are two bedrooms situated either side of the entrance hall and both are good sized doubles. The living room/dining room is particularly spacious and well lit with a twin southerly aspect and off this room is a large gallery style kitchen with a comprehensive range of fitted units. Outside there are well-kept communal gardens and the garage is situated in a block to the rear. There is also visitors parking available on site.

The accommodation comprises:

**Communal Front Door** with entry phone security system, stairs and lift to the

## Second Floor

Private **Front Door** to

## Spacious Entrance Hall

With electric convector heater, airing cupboard with tank and shelving, spacious double width cupboard with hanging rails and shelf.

## Living Room

With twin double glazed front aspect, electric convector heater.

## Kitchen

With double glazed double aspect to the side and front. Fitted with a range of base and wall mounted cupboards and drawers with complimenting worktop surfaces incorporating one and a half bowl single drainer stainless steel sink with chromium monobloc tap, space for electric cooker, space and plumbing for washing machine and additional appliances, part tiled walls, Dimplex wall heater.

## Bedroom 1

Double glazed side aspect, electric convector heater, double width wardrobe cupboard.

## Bedroom 2

Double glazed side aspect, electric convector heater.

## Bathroom

Fitted with a white suite comprising a panel bath with chromium mixer tap, vanity unit with inset wash hand basin and back to wall wc, quadrant shower cubicle with wall mounted Triton T80 electric shower unit, wall bracket and hand shower, fully tiled walls and flooring, wall mounted chromium towel rail, extractor fan.

## OUTSIDE

There are well kept communal grounds surrounding the property and a **Garage** on block which is the 3rd on the right hand side. There is also visitors parking available on site.

## TENURE

Leasehold with a share of the freehold

Service Charge — 01 Apr 25 to 31 Mar 26 - £ 1,826.15

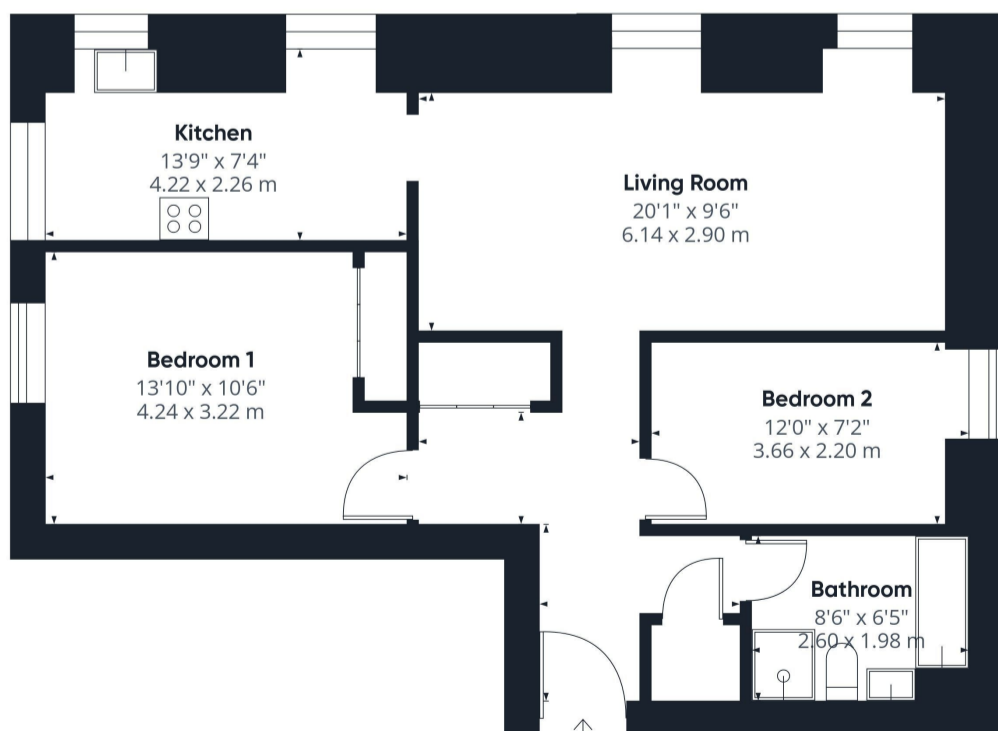
Ground Rent—Nil

Lease—103 years remaining from 2026

## Council Tax Band C

**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/managing agents in good faith, but we have not necessarily 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.



Approximate total area<sup>TM</sup>  
696 ft<sup>2</sup>  
64.6 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		69
E		56
F		
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.

GIRAFFE360

