



33 Westlands
Horsham, West Sussex, RH13 6DE
Guide Price £190,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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33 Westlands, Kings Road, Horsham, West Sussex, RH13 5PP

Situated at the rear of this popular residential development is this first floor, one double bedroomed flat offered for sale with the benefit of no ongoing chain. Recently redecorated and featuring stylish modern upgrades, the property comprises an entrance hall off which is a spacious open plan kitchen/living room with a Juliet balcony outlook to the rear and modern fitted base and wall mounted cupboards and drawers with appliances, double bedroom with front aspect and a modern stylish bathroom with side aspect. The property features electric heating and has double glazed fitments. Westlands is conveniently situated within walking distance of Horsham station aswell as the well patronised Lidl's store.

The accommodation comprises:

Communal Front Door with entry phone security system.

Staircase rising to the First Floor

With **Private Front Door** to

Entrance Hall

Airing cupboard and store cupboard, entry phone, Open Reach master socket.

Open Plan Kitchen/Living Room

With double aspect to the side and rear and double glazed French doors and Juliet balcony overlooking the rear communal gardens. High gloss base and wall mounted cupboards and drawers in a grey finish with complementing granite worktop surfaces and upstands, Lamona single drainer sink with chromium monobloc tap, AEG touch control hob with glass splashback and stainless steel filter over, Bosch double oven, AEG eye level microwave, Lamona fridge/freezer, White King tumble dryer, John Lewis washing machine, Heat Store night storage heater, TV and Satellite points, three wall light points.

Bedroom

Double glazed front aspect, two wall lights, Stieber Electron electric convector heater.

Bathroom

With double glazed side aspect, fitted with a white suite comprising a P-shaped bath chromium mixer tap and shower attachment, wall bracket and hand shower, glass screen, low level WC, wall mounted wash hand basin with chromium mixer tap and drawer under, chromium towel warmer, extractor fan, fully tiled walls, vinyl flooring, wall mounted mirror cabinet.

TENURE

Leasehold - 125 years from 01/07/1989

Service Charge - £1227.42 01/04/2025—31/03/2026

Ground Rent - £60 per annum

Managing Agents - Courtney Green

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.

Ref: 26/5942/12/02

Bedroom

13'3" x 9'4"

4.04 x 2.87 m

Bathroom

5'4" x 5'10"

1.64 x 1.80 m

Hallway

Kitchen / Living Area

18'6" x 13'4"

5.65 x 4.07 m

W

N

E

S

Approximate total area⁽¹⁾

463 ft²

43 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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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