



5 Kings Place

Kings Road, Horsham, West Sussex, RH13 5RD
Guide Price £320,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated in this attractive and established Kings Place development, is this spacious two bedroom 2nd floor apartment situated within walking distance of Lidl's store and Horsham station. This comfortable and well appointed apartment comprises a hallway off which are two double bedrooms, the main bedroom benefitting from an en-suite shower room, a fitted kitchen with built in appliances, a good sized bathroom and a spacious living/dining room which enjoys a dual aspect over the Kings Road. The property benefits from double glazed fittings throughout and a gas fired heating system to radiators. Outside there are well kept communal garden areas and the property comes with one allocated parking space as well as communal visitor parking. Horsham town centre, which is approximately 3/4 of a mile distant provides a comprehensive range of shops including John Lewis at Home, Waitrose and Swan Walk shopping centre. The picturesque Carfax features a weekly market and a varied selection of restaurants. The vendor's sole agent Courtney Green strongly recommends an internal inspection to appreciate the location and size of the accommodation.

Communal Front Door

With entry phone security system, staircase rises to the

Second Floor Level

Private Front Door to

Entrance Hall

With entry phone, radiator, cloaks cupboard housing consumer unit, double width cupboard housing wall mounted Worcester gas fired combination boiler and shelving. Loft hatch.

Lounge/Dining Room

Twin double glazed rear aspect, ornate fire surround with coal effect fire, TV/ Satellite/Telephone point, two radiators.

Kitchen

Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers in light Oak effect finish having complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, stainless steel gas hob with electric oven under and filter hood over, integrated fridge/freezer and Whirlpool dishwasher. Hotpoint washing machine, pelmet lighting, downlighting, ceramic tiled splashback, ceramic tiled flooring, plinth mounted electric heater.

Bedroom 1

Double glazed front aspect, radiator, door to

En-Suite Shower Room

With frosted double glazed side aspect. Vanity unit with inset wash hand basin, chromium mixer tap, cupboard under, back to wall WC, vanity shelf with tiled splashback, shaver point, radiator, over sized shower cubicle, wall mounted Aqualisa thermostatic shower control with wall bracket and hand shower, sliding screen.

Bedroom 2

Double glazed front aspect. Radiator.

Bathroom

Vanity wash hand basin, chromium mixer tap with cupboard under, low level WC, panel enclosed bath with chromium mixer tap and shower attachment, localised tiling, ceramic tiled flooring, radiator, downlighting, shaver point.

OUTSIDE

Within Kings Place there are well kept communal areas of garden. There is an allocated parking space as well as visitor parking.

Tenure

Leasehold - 155 years from 1 January 20005

Estate Charge - £514.13 01/05/2026 - 31/10/2026

Block Service Charge - £779.33 01/05/2026 - 31/10/2026

Ground Rent - £137.50 paid every six months

Council Tax Band - D

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⁽¹⁾

811 ft²

75.3 m²

Reduced headroom

22 ft²

2 m²

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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