



Knepp House, Kennedy Road, Horsham, West Sussex, RH13 5TH



woodlands



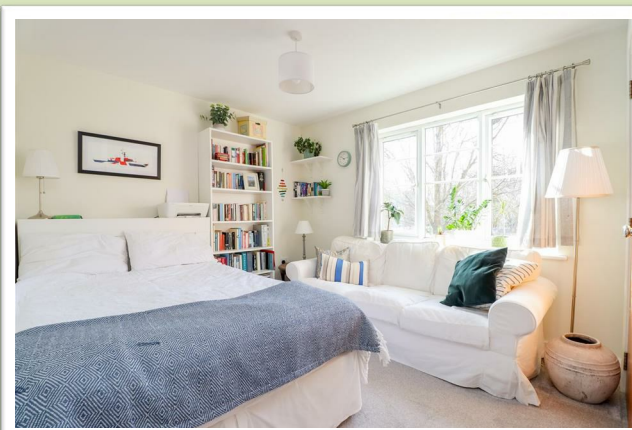
Positioned in an exceptionally convenient location within easy walking distance of Horsham town centre and mainline station, this well-presented first floor leasehold apartment offers stylish and spacious accommodation extending to over 700 sq. ft. The building is accessed via a secure entry system, with both lift and stair access leading to the first floor.

Upon entering the apartment, you are welcomed by a light and airy entrance hall which immediately creates a sense of space and practicality, complemented by two useful built-in storage cupboards. The heart of the home is the impressive dual-aspect open-plan living area, offering excellent flexibility for both relaxing and dining. Large windows on two sides allow natural light to flood the room, enhancing the bright and inviting feel throughout.

The kitchen is thoughtfully arranged and fitted with a comprehensive range of wall and base units, along with an integrated oven and gas hob, and additional space for further appliances. Both bedrooms are comfortable doubles, with the principal bedroom benefiting from a well-appointed en-suite shower room. The second bedroom features fitted wardrobes and is served by a contemporary family bathroom, completing the internal accommodation.

Further advantages include an allocated parking space and a layout that lends itself perfectly to modern, low-maintenance living. An ideal opportunity for professionals, first-time buyers or investors looking for a centrally located property with excellent transport links.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**LIFT & STAIR ACCESS TO FIRST FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**STORAGE CUPBOARDS**

**KITCHEN/LIVING AREA 23'02" x 12'11" (7.06m x 3.94m)**

**BEDROOM ONE 18'06" x 9'05" (5.64m x 2.87m)**

**EN-SUITE SHOWER ROOM 6'0" x 6'01" (1.83m x 1.85m)**

**BEDROOM TWO 9'10" x 13'0" (3.00m x 3.96m)**

**BATHROOM 5'06" x 9'02" (1.68m x 2.79m)**

**OUTSIDE**

**ALLOCATED PARKING SPACE**

**OUTGOINGS**

**LEASE LENGTH: 85 YEARS**

**SERVICE CHARGE: £3,800 PER ANNUM**

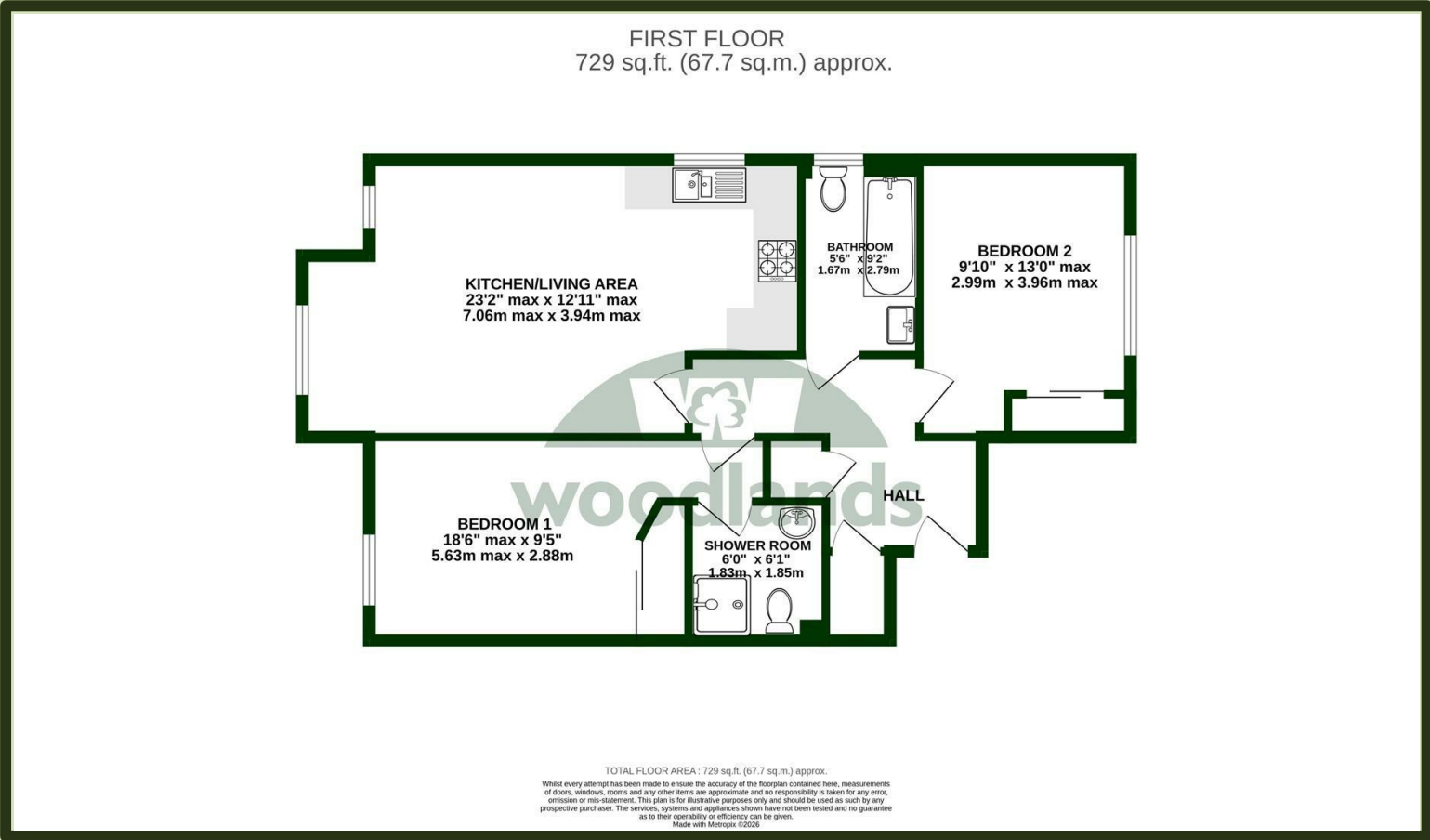
**GROUND RENT: £300 PER ANNUM**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



**LOCATION:** The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

**DIRECTIONS:** From Horsham Town centre proceed in an Easterly direction along the Brighton Road (A281) and under the iron railway bridge. Kennedy Road is the fourth turning on the right. Knepp House can be found on the corner.

**COUNCIL TAX:** Band C.

**EPC Rating:** B.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**

