



Manton Court, Kings Road, Horsham, West Sussex, RH13 5AE





Set within the highly regarded Manton Court retirement development, this superb two-bedroom ground floor apartment offers the perfect blend of independence, security, and community living for the over-60s. Ideally positioned near Horsham's thriving town centre, residents can enjoy easy access with transport links including regular bus services from outside the building, and Horsham railway station also being within easy reach. Surrounded by beautifully maintained communal gardens and benefiting from the reassurance of an on-site manager, Manton Court provides a welcoming environment where peace of mind comes as standard.

Beautifully presented throughout, the apartment offers bright, spacious accommodation arranged across one convenient level. A welcoming entrance hall with useful built-in storage leads through to a generous sitting and dining room, creating an inviting space to relax or entertain. One of the standout features of the property is the glazed patio door, which opens directly onto the attractive communal gardens, allowing residents to step outside and enjoy the tranquil surroundings with ease. The separate fitted kitchen is thoughtfully designed, offering ample worktop and storage space to cater for everyday living.

The principal bedroom is an impressive double, complete with fitted wardrobes, while the second bedroom provides versatile accommodation, ideal for visiting family and friends, or equally suited as a hobby room/separate dining room. Completing the interior is a stylish, modern shower room, designed with practicality and accessibility in mind.

Manton Court offers an excellent range of communal facilities that enhance the lifestyle on offer, including a residents' lounge, laundry room, and guest suite for overnight visitors. The development also benefits from a secure entry system and 24-hour emergency pull cords within each apartment, providing added reassurance for both residents and their families.

Outside, the beautifully landscaped communal grounds create a peaceful setting to enjoy the outdoors without the responsibility of maintenance. The apartment's sought-after ground floor position, with direct garden access, is particularly appealing for those with mobility considerations or anyone who enjoys the convenience of stepping straight outside for fresh air and a gentle stroll. Residents' and visitors' parking is available on-site, subject to availability, while seating areas and mature planting further enhance the attractive surroundings.

Combining low-maintenance living with a friendly community atmosphere, excellent facilities, and a highly convenient location close to Horsham town centre, this delightful apartment presents a wonderful opportunity to enjoy retirement living at its very best.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

STORAGE CUPBOARD 5'9" x 3'4" (1.75m x 1.02m)

LIVING/DINING ROOM 10'4" x 22'11" (3.15m x 6.99m)

KITCHEN 7'5" x 8'11" (2.26m x 2.72m)

BEDROOM ONE 9'5" x 19'0" into wrdbs (2.87m x 5.79m into wrdbs)

BEDROOM TWO 9'2" x 19'0" (2.79m x 5.79m)

SHOWER ROOM 5'5" x 6'10" (1.65m x 2.08m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

COMMUNAL LAUNDRY ROOM

GUEST SUITE

OUTGOINGS

LEASE TERM: 125 YEARS FROM 01.02.2008

LEASE LENGTH: 107 YEARS

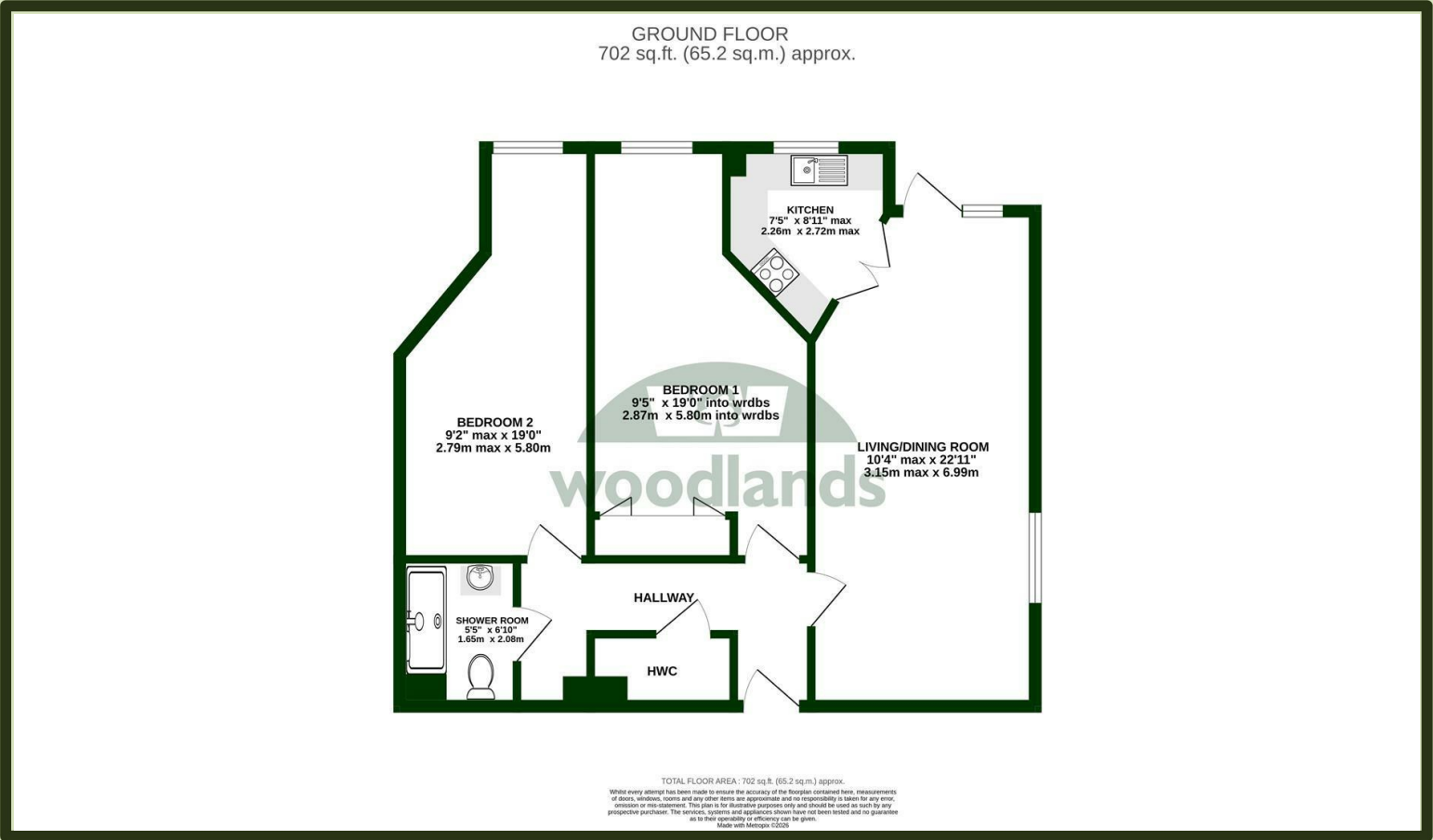
SERVICE CHARGE: £5,150.54 PER ANNUM

GROUND RENT: £495 PER ANNUM

NO ONWARD CHAIN



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LOCATION: Manton Court is located at the top end of Kings Road and is less than a mile from Horsham Town Centre which offers a wide range of shopping facilities and amenities. The regular bus route into town runs from outside this development but for the more day to day essentials there is a Tesco Express within 200 metres and a Lidl at the other end of the Kings Road.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. Manton Court can then be found towards the end of the road on the right hand side.

COUNCIL TAX: Band D.

EPC Rating: B.

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.



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