



KENNEDY ROAD

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



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Located in the highly sought-after area of Horsham, West Sussex, this spacious two-bedroom first-floor flat offers the perfect blend of style, comfort, and convenience. Just a short walk from the vibrant town centre, residents can enjoy easy access to a fantastic array of restaurants, bars, and shops, making it an ideal choice for young professionals and socialites. Families will appreciate the proximity to excellent local secondary schools, while commuters will benefit from the ability to walk to Horsham train station, providing fast and frequent links to London and beyond.

Accessed via a well-maintained communal hallway with stairs leading to the first floor, the property opens into a generous entrance hall, offering ample built-in storage. The heart of the home is the impressive open-plan living space, arranged in a U-shaped configuration with a dual-aspect design that allows natural light to flood the room. The modern kitchen is well-equipped with a range of base and wall units, an integrated oven and hob, and space for a freestanding washing machine and fridge/freezer.

The principal bedroom is a spacious double, featuring fitted wardrobes and a private en-suite shower room. A second double bedroom, also with fitted wardrobes, is served by a fitted family bathroom. Completing this fantastic offering is the added convenience of an allocated parking space.

With its unbeatable location and well-designed interior, this flat is a fantastic opportunity for first-time buyers, growing families, and professionals alike. Early viewing is highly recommended!





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS TO FIRST FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**OPEN PLAN LIVING ROOM/KITCHEN**

**LIVING ROOM 18'09" x 16'04" (5.72m x 4.98m)**

**KITCHEN 9'0" x 7'11" (2.74m x 2.41m)**

**BEDROOM ONE 18'05" x 9'08" (5.61m x 2.95m)**

**EN-SUITE SHOWER ROOM 6'08" x 5'06" (2.03m x 1.68m)**

**BEDROOM TWO 8'10" x 14'01" (2.69m x 4.29m)**

**BATHROOM 6'05" x 7'03" (1.96m x 2.21m)**

**OUTSIDE**

**ALLOCATED PARKING SPACE**

**OUTGOINGS**

**LEASE LENGTH: 106 YEARS**

**SERVICE CHARGE: £3,926 PER ANNUM**

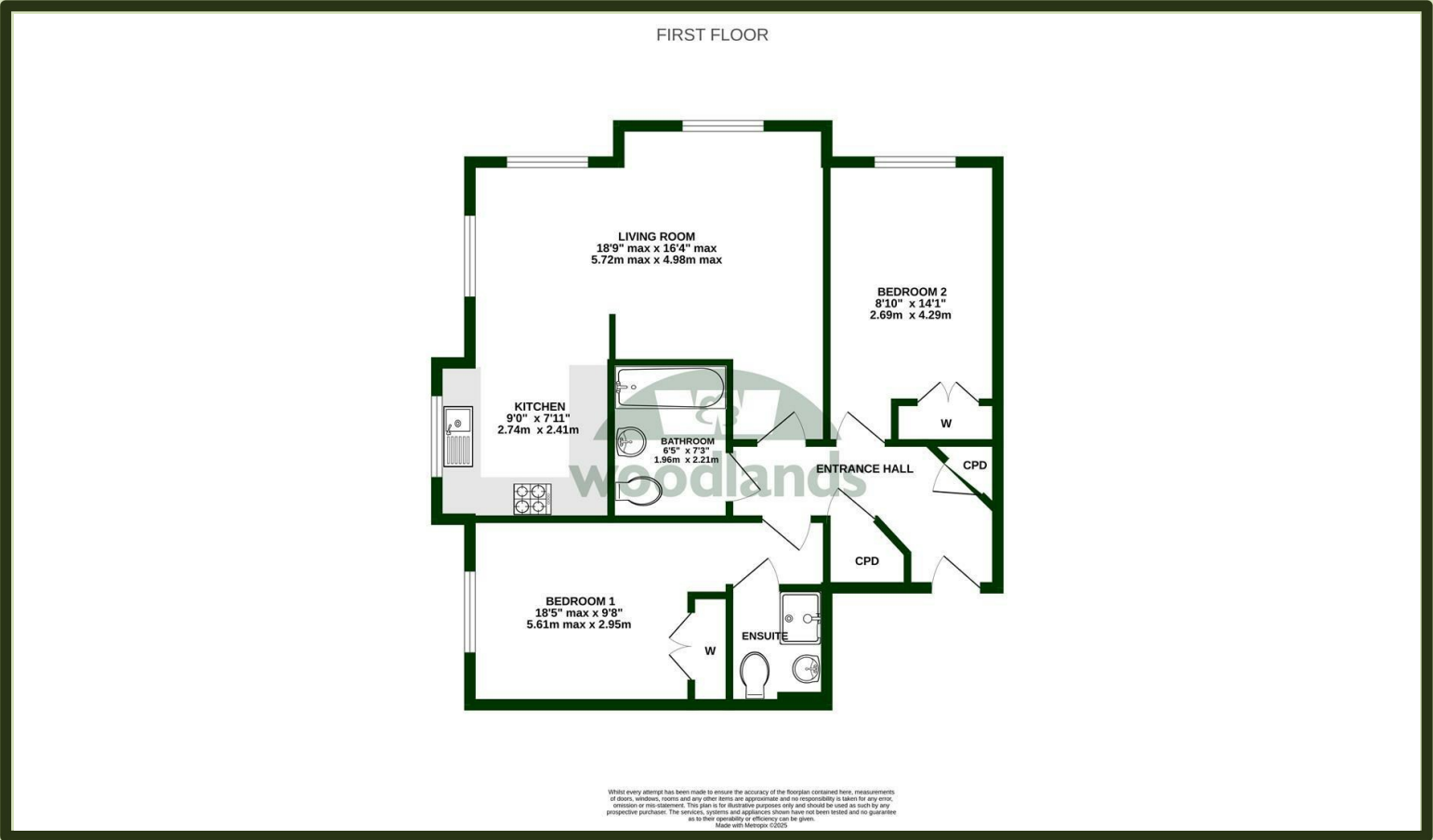
**GROUND RENT: £300 PER ANNUM**

**NO ONWARD CHAIN**



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**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.**

