



Kings Road, Horsham, West Sussex, RH13 5PP



woodlands





Nestled on the ever-popular Kings Road, this charming one-bedroom ground floor apartment offers a rare opportunity to live in one of Horsham's most desirable spots - just a short stroll from Horsham town centre, Horsham Park, and the mainline train station, making it ideal for commuters looking for direct access to London and beyond.

Horsham itself is a vibrant and much-loved market town, renowned for its welcoming community feel, independent boutiques, well-known high street retailers, and an array of excellent restaurants and cafés. With green spaces in abundance, from the tranquil Horsham Park to scenic riverside walks, it's no surprise the town continues to attract residents looking for the perfect blend of urban convenience and countryside charm.

This stylish apartment forms part of a characterful period property and comes with the added benefit of a share of freehold and allocated parking in a residents' car park to the front.

An enclosed entrance porch welcomes you in, leading into a surprisingly spacious hallway, where high ceilings and tasteful character touches instantly make a lasting impression.

The heart of the home is the bright and airy open-plan living space, perfectly designed for both relaxation and entertaining. A stunning bay window floods the room with natural light and provides the ideal nook for a dining set, while there's ample space for a sofa and cosy evenings in. The kitchen offers a practical layout with a good range of base and wall units, space for a freestanding oven and hob, and a recently updated combi boiler for improved efficiency.

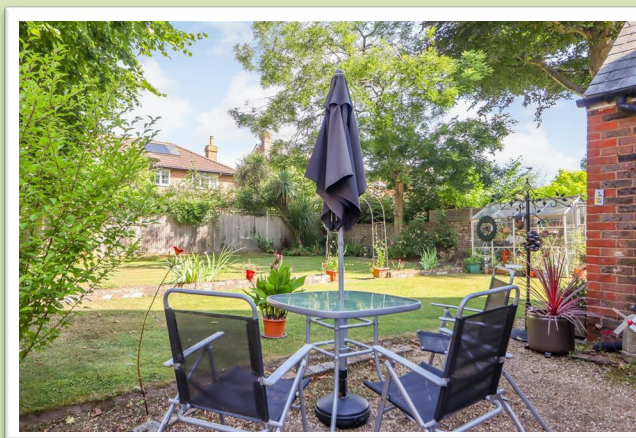
To the rear of the property, you'll discover a beautifully designed bathroom, fitted by renowned luxury brand Ripples. Featuring underfloor heating, a contemporary vanity sink unit, a heated towel rail, and a shower over the bath, it's a space made for comfort and style.

The double bedroom, also situated at the rear, is a peaceful retreat with its own lovely bay window offering charming views of the communal gardens - a perfect start to any day.

This property would suit first-time buyers, downsizers, or investors alike. Don't miss the chance to live in one of Horsham's most sought-after locations. Early viewing is highly recommended.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**FRONT DOOR TO:**

**ENTRANCE PORCH**

**DOOR TO:**

**ENTRANCE HALL 5'09" x 10'07" (1.75m x 3.23m)**

**LIVING ROOM/KITCHEN 13'11" x 10'03" (4.24m x 3.12m)**

**BREAKFAST/STUDY AREA 9'05" x 4'07" (2.87m x 1.40m)**

**BEDROOM 14'0" x 8'09" (4.27m x 2.67m)**

**BATHROOM 6'09" x 5'08" (2.06m x 1.73m)**

**OUTSIDE**

**ALLOCATED PARKING SPACE TO THE FRONT**

**VISITOR PARKING**

**COMMUNAL GARDENS**

**OUTGOINGS**

**LEASE LENGTH: 235 YEARS - SHARE OF FREEHOLD**

**SERVICE CHARGE: £80 PER MONTH**

**GROUND RENT: NONE PAYABLE**

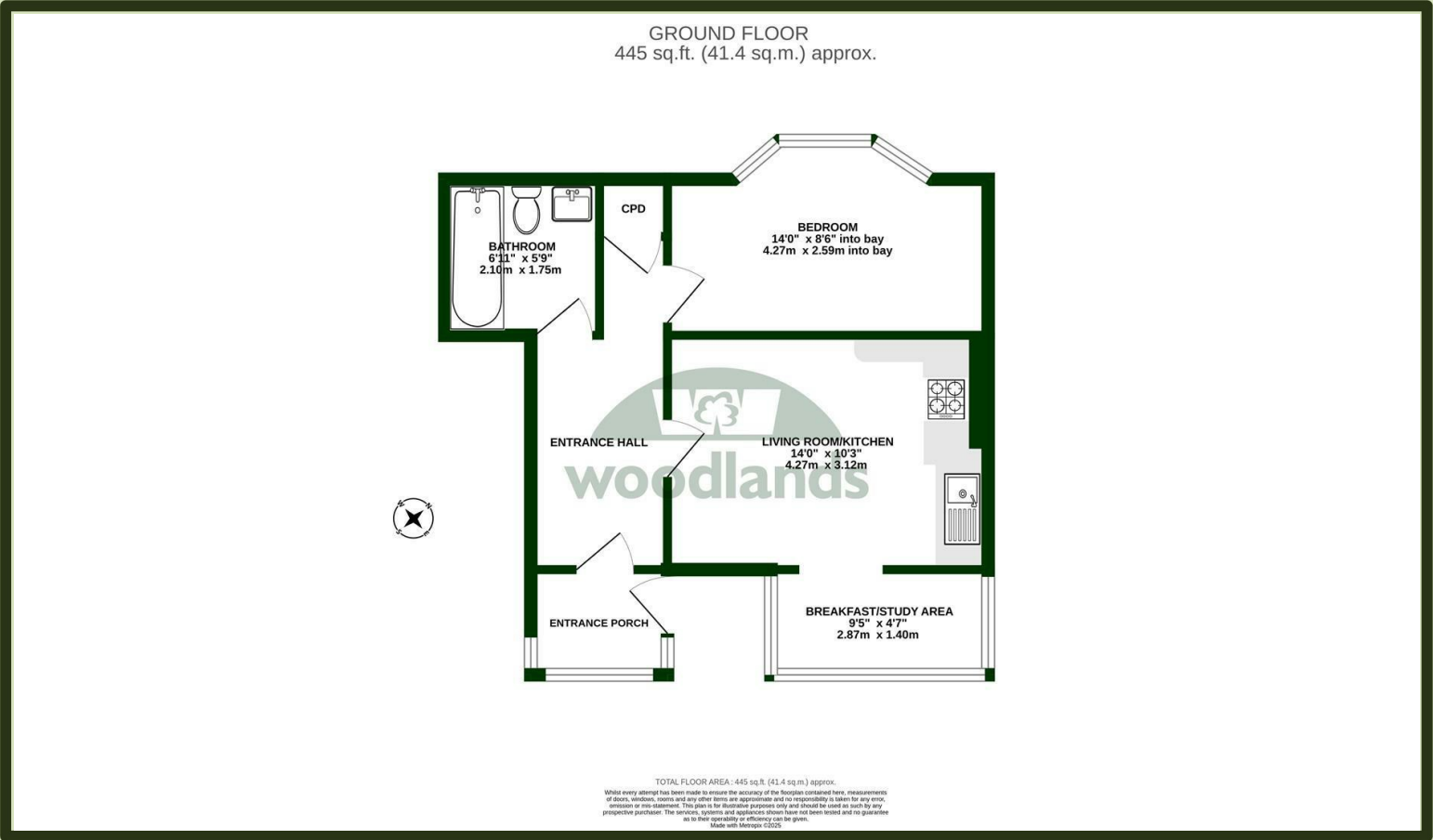
**NO ONWARD CHAIN**



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**LOCATION:** The property is located in Kings Road, 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 along this road but for the more day to day essentials there is a Tesco Express at the top end of Kings Road and it is just a 3 minute walk to Lidl. Horsham mainline station with direct commuter links to Gatwick and London is just a 5 minute walk away.

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.

**COUNCIL TAX:** Band B.

**EPC Rating:** C.

**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.**

