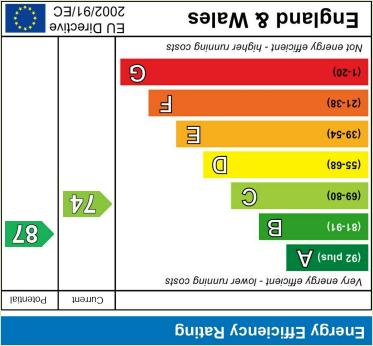
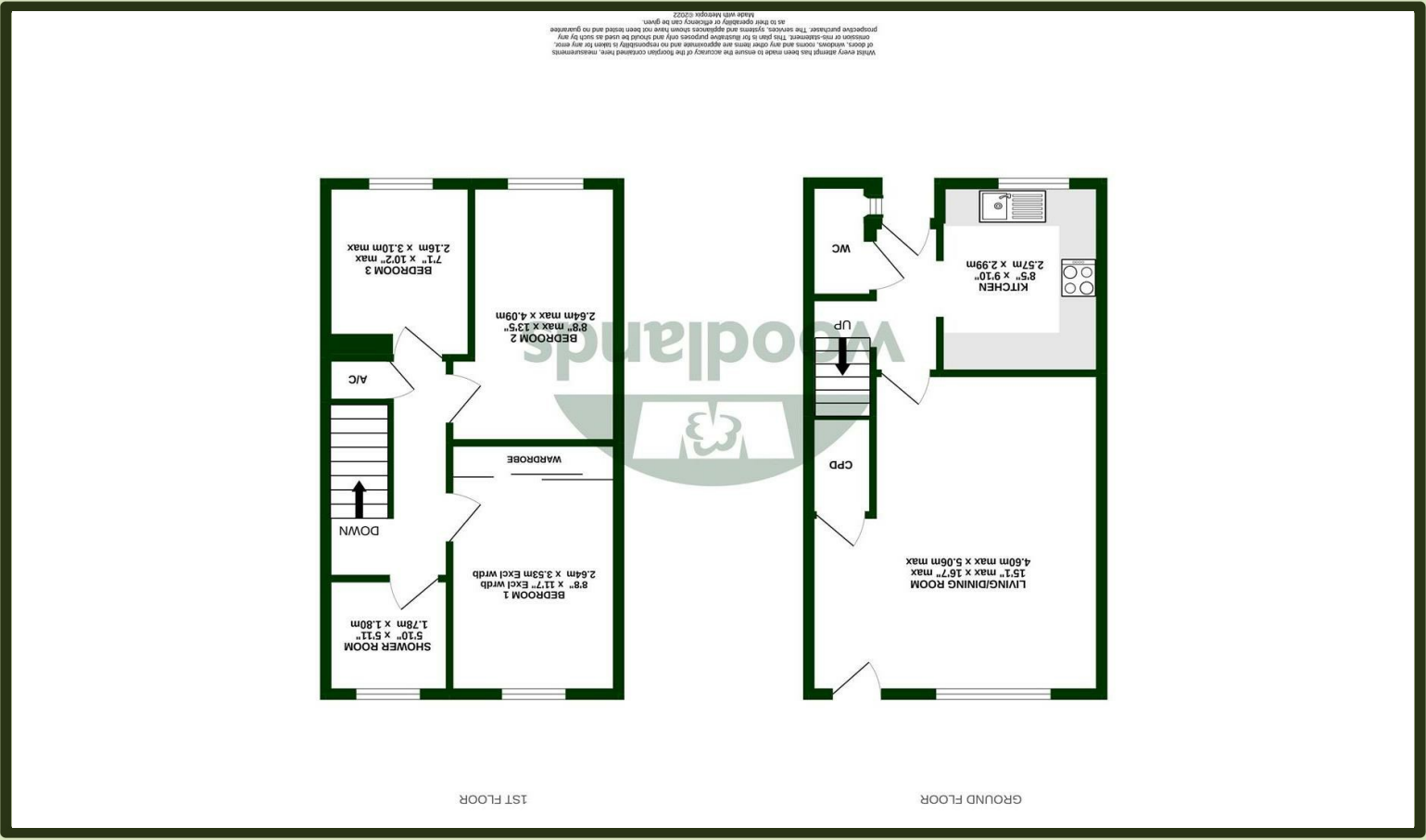




47A Kings Road, Horsham, West Sussex, RH13 5PP



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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 the brand new 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 Watrose 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 'East 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 are some beautiful walks 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 D.

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.



These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.

MISREPRESENTATION ACT



A well presented three bedroom terraced property in the heart of Horsham. Kings Road is a very popular location, within easy walking distance to the train station, local shops and amenities such as the Pavilions leisure centre and Horsham Park beyond.

Set back from the road, the property is accessed via a covered porch area, the front door leads into a good sized hallway with guest cloakroom. The kitchen is positioned to the front of the property and is of a modern and contemporary design with a great selection of wall and base units, integrated oven and hob as well as space for freestanding appliances. The living/dining room is to the rear of the property and offers plenty of space for living room furniture as well as dining room table and chairs. There is a large storage cupboard and glazed doors leading out to the rear patio garden.

From the hallway, stairs lead to the first floor, with three bedrooms, two of which are good-sized doubles, with the principal bedroom also featuring a wall of fitted wardrobe space. The third bedroom is a good-sized single. A family shower room and large airing cupboard above the stairs completes the internal accommodation.

Externally, the garden has been made low-maintenance for ease of use with raised beds, and a patio. There is also a single garage at the rear with an adjacent parking space to the side.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

RECESSED PORCH

ENTRANCE HALL

CLOAKROOM

KITCHEN 8'05" x 9'10" (2.57m x 3.00m)

LIVING/DINING ROOM 15'01" max x 16'07" max (4.60m max x 5.05m max)

FIRST FLOOR

LANDING

BEDROOM ONE 8'08" x 11'07" min (2.64m x 3.53m min)

BEDROOM TWO 8'8" max x 13'05" (2.64m max x 4.09m)

BEDROOM THREE 7'01" x 10'02" max (2.16m x 3.10m max)

SHOWER ROOM 5'10" x 5'11" (1.78m x 1.80m)

OUTSIDE

FRONT GARDEN

LOW MAINTENANCE REAR GARDEN

GARAGE & PARKING AT THE REAR



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