

Kings Gate, Horsham, West Sussex, RH12 1AE

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Offers In The Region Of £575,000







A rare opportunity to enjoy sophisticated town-centre living within the exclusive Kings Gate development. Set behind secure gates and tucked away from the hustle and bustle, this impressive three-storey townhouse combines an enviable central location with a wonderfully private and peaceful setting. Horsham's vibrant High Street is just a short stroll away, placing an excellent choice of independent shops, cafés, restaurants and leisure facilities right on the doorstep, while Horsham mainline station provides fast and direct rail connections to London, Brighton and beyond. Whether you are a professional looking for a stylish lock-up-and-leave home, a downsizer seeking security and convenience, or a family wanting the best of central living, this superb property offers an exceptional balance of lifestyle and practicality.

Beautifully presented throughout, the accommodation is arranged over three well-planned floors, creating an excellent sense of space and versatility. The heart of the home is the impressive open-plan kitchen and dining area on the ground floor, with sleek contemporary cabinetry, generous work surfaces and integrated appliances. It is a sociable space perfectly suited to both relaxed everyday living and entertaining, with doors opening directly onto the private rear garden.

A welcoming entrance hall, useful cloakroom and excellent storage further enhance the practicality of this level, while the integrated garage provides secure parking and valuable additional storage - a particularly desirable feature for such a central property. Subject to the necessary consents, the garage could also offer potential for conversion.

Upstairs, the first floor provides a superb principal living space, filled with natural light and featuring doors opening onto a Juliette balcony. Also occupying this floor is a generous principal bedroom suite, complete with fitted wardrobes and a stylish en suite shower room, creating a comfortable and private retreat away from the main living areas.

The top floor offers further flexibility, with two well-proportioned bedrooms providing peaceful and versatile accommodation. The larger of the two benefits from fitted wardrobes, while the spacious landing area offers an excellent opportunity for a home office or study - ideal for those working remotely. A contemporary family bathroom, airing cupboard and substantial storage cupboard complete this floor.

Outside, the property continues to impress. The private rear garden has been designed with ease of maintenance in mind while still providing an inviting space for relaxing, entertaining or enjoying a little sunshine. To the front, driveway parking sits alongside the integrated garage, providing excellent practicality and convenience.

With its secure gated setting, impressive three-storey accommodation, private garden, garage and superb proximity to the very best of Horsham town centre, this is a home that combines convenience, versatility and contemporary style in a particularly desirable setting.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM 3'2" x 6'8" (0.97m x 2.03m)

OPEN PLAN KITCHEN/DINING ROOM 17'5" x 15'4" (5.31m x 4.67m)

FIRST FLOOR

LANDING

LIVING ROOM 17'4" x 12'10" (5.28m x 3.91m)

BEDROOM ONE 17'4" x 9'3" (5.28m x 2.82m)

EN-SUITE SHOWER ROOM 5'5" x 7'0" (1.65m x 2.13m)

SECOND FLOOR

LANDING

STUDY AREA 8'5" x 8'5" (2.57m x 2.57m)

LARGE STORAGE CUPBOARD 8'8" x 5'2" (2.64m x 1.57m)

BEDROOM TWO 9'2" x 12'3" (2.79m x 3.73m)

BEDROOM THREE 7'10" x 9'2" (2.39m x 2.79m)

BATHROOM 5'7" x 7'5" (1.70m x 2.26m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 8'4" x 17'2" (2.54m x 5.23m)

REAR GARDEN

BOILER REPLACED IN 2024

NO ONWARD CHAIN

ANNUAL ESTATE CHARGE: £480

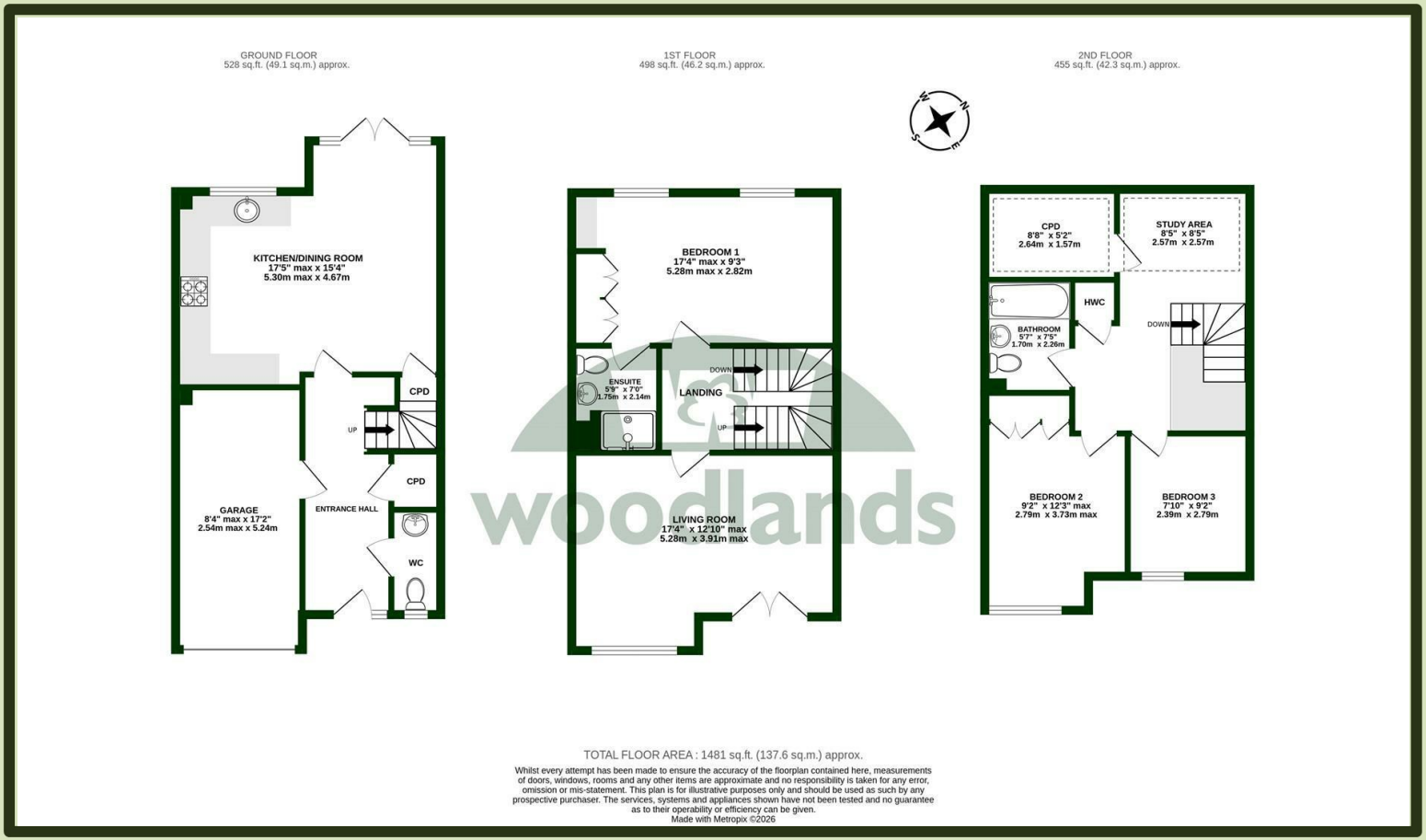
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LOCATION: Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the 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. There is also Piries Place which has 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 our office on foot, proceed down West Street past Specsavers, Lynd Cross Pub and The Olive Branch. At the traffic lights cross over and cross again across Bishopric. Bear to the right and walk along Albion Way. Kings Gate entrance can be found after a short distance on the left hand side.

COUNCIL TAX: Band F.

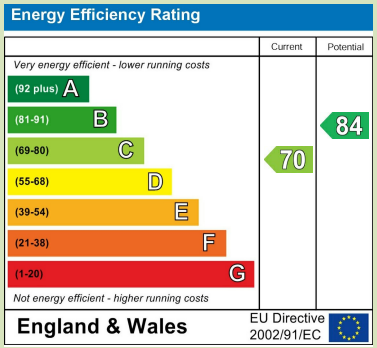
EPC Rating: C.

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.



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