



18 Kings Place, Kings Road, RH13 5RD

In Excess of **£425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- Immaculately presented semi detached bungalow built in 2005
- Principal bedroom with en suite
- Allocated parking space
- Low maintenance west facing garden
- No onward chain
- Well managed development close to amenities

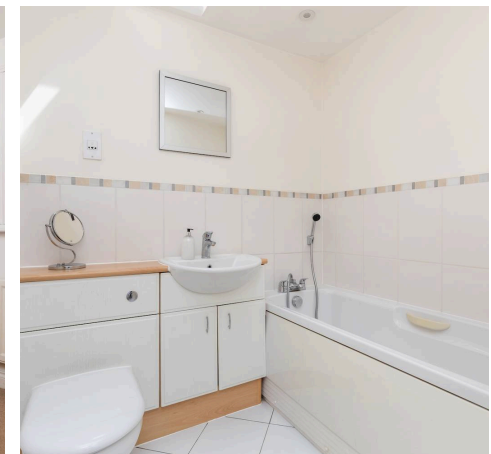
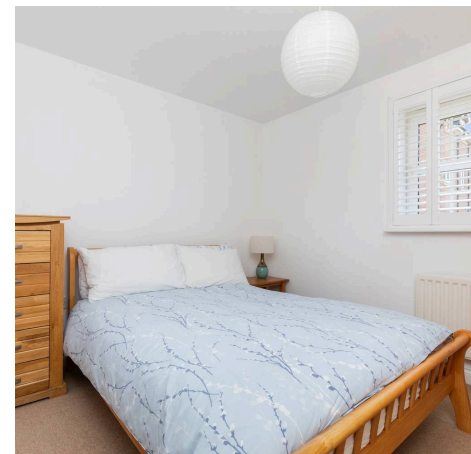
A well presented and conveniently located 2 double bedroom semi detached bungalow, built in 2005 with en suite, allocated parking space, private west facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





A well presented and conveniently located 2 double bedroom semi detached bungalow, built in 2005 with en suite, allocated parking space, private west facing garden and no onward chain.

The property is situated on a popular development, close to the railway station, shopping facilities, town centre and beautiful walks in nearby Owlbeech & Leechpool woods.

The accommodation comprises: entrance hallway with access into the loft, airing and separate storage cupboards and sitting room with electric feature fire and French doors onto the private garden.

The kitchen is fitted with an attractive range of units and integrated appliances.

From the hallway there is access into the principal bedroom with space for wardrobes and en suite shower room.

The double sized 2nd bedroom and bathroom completes the accommodation.

Benefits include recently re-decorated, double glazed windows, plantation shutters, megaflo water cylinder and gas fired central heating to radiators.

There is 1 designated parking space located to the front of the property.

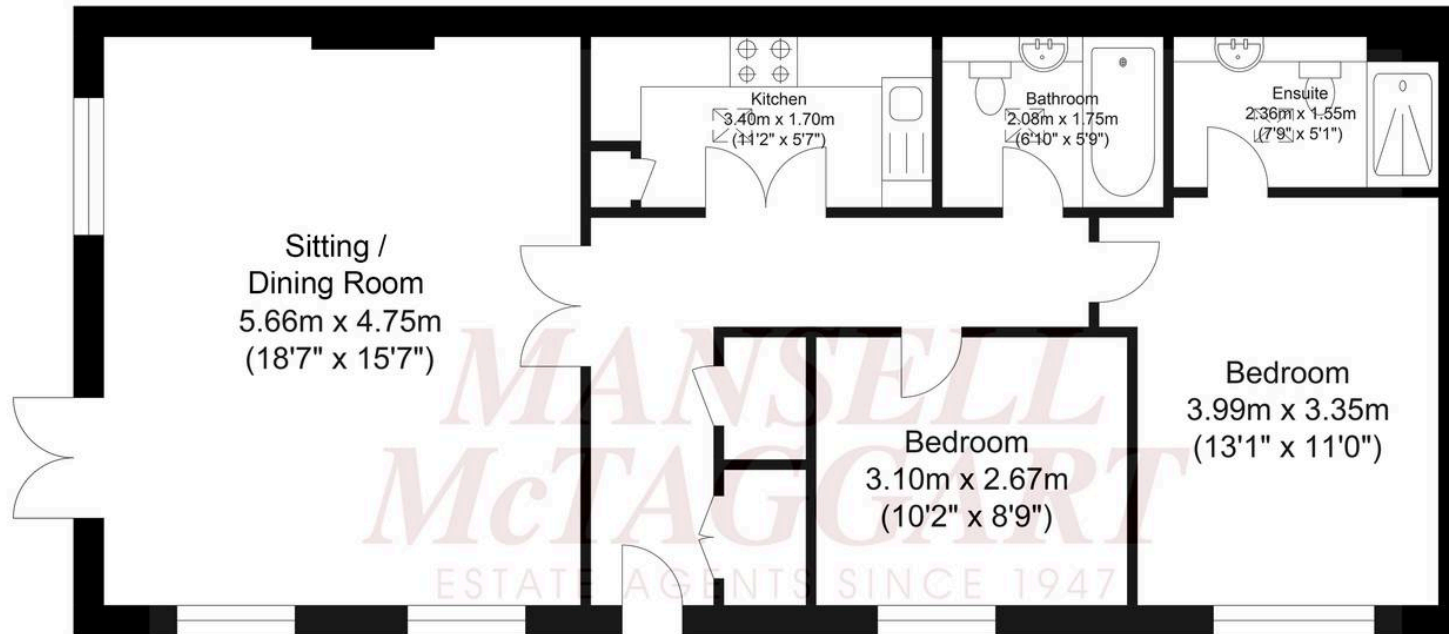
The 23' x 23' west facing garden is paved and perfect for those requiring a low maintenance entertaining space. A timber framed shed offers ample storage and a gate leads onto the parking area.

NB. Site charge: £514.13 every 6 months.

Managing agents: First Port.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
 Approximate Floor Area
 810.52 sq ft
 (75.30 sq m)



Approximate Gross Internal Area = 75.30 sq m / 810.52 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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