



# Kingslea, Horsham RH13 5PS



## PROPERTY

This well-presented one-bedroom first-floor maisonette is situated in the sought-after area of Kingslea. Upon entering through your private entrance, there is space for coats and shoes as you head upstairs, you're greeted by a spacious living area that benefits from ample natural light, creating a warm and inviting atmosphere, the living area is big enough for both Lounge and Dining furniture. The modern kitchen is fitted with high and low level cupboards and essential appliances. The generously sized double bedroom features built-in wardrobes, offering ample storage space. The bathroom has been finished with a modern white suite which benefits from a shower over bath.

## OUTSIDE

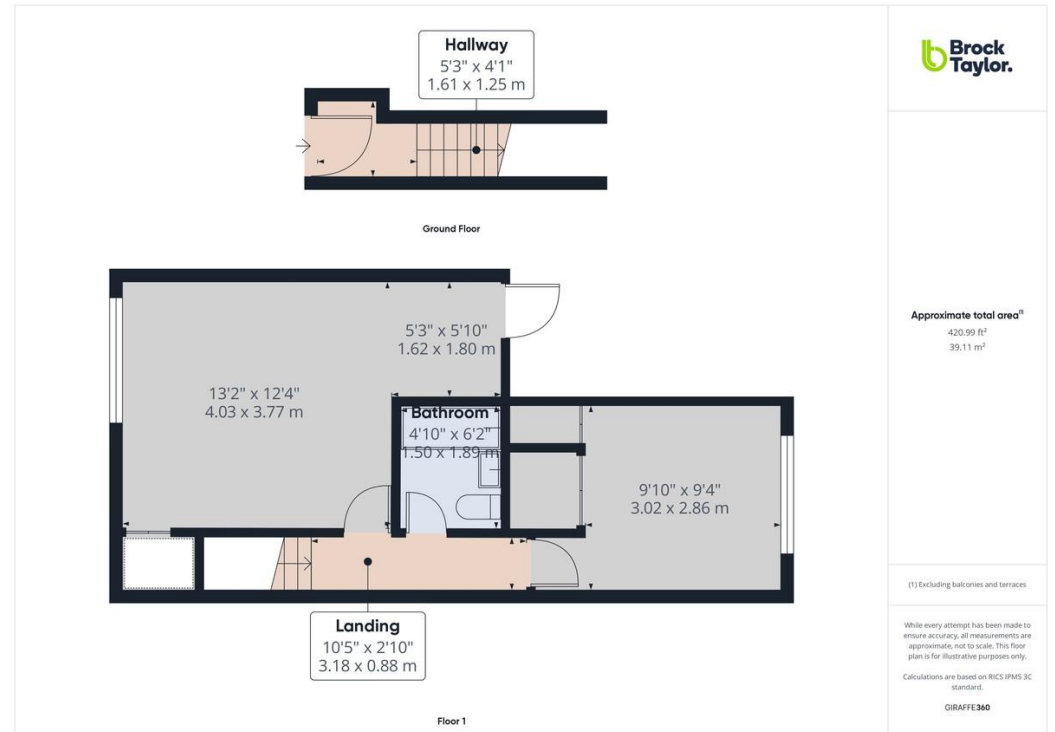
Externally, the property boasts an allocated off-street parking space, ensuring convenience for residents.



Total Approximate Floor Area  
**420.99 ft<sup>2</sup> / 39.11 m<sup>2</sup>**

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



## Map Location



## EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		

**Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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- Buses**  
2 mins walk
- Shops**  
Lidl  
0.2 miles
- Trains**  
Horsham  
0.5 miles
- Sport & Leisure**  
Pavilions in the Park  
miles
- Airport**  
Gatwick  
miles
- Schools**  
N/A
- Broadband**  
Up to ? Mbps
- Roads**  
M23
- Council Tax**  
Band C