



Kings Gate, Horsham  
West Sussex, RH12

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# A 2 Bedroom Penthouse Apartment in the centre of town.

**Hamptons International**  
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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Two Bedrooms | Two Bathrooms (One Ensuite) | Open-Plan Kitchen & Sitting Room | Two Balconies and South Facing Terrace | Underground Secure Parking

**Offers in excess of £300,000 Leasehold**

## Description

A spacious two bedroom penthouse duplex apartment.

This fabulous apartment occupies the fifth and sixth floors of this unique apartment building in the centre of Horsham Town. The open plan triple aspect sitting room and kitchen sit within the arched roof of the building giving a very modern and dynamic feel. This open plan space offers a semi-circular balcony on the east of the building and a spacious and private terrace on the southern side accessed by four sets of French doors.

The two bedrooms are both doubles, the master with a walk-through dressing area and ensuite together with another semi-circular balcony via French doors. The second bedroom also has built in wardrobes and use of the family bathroom accessed via the inviting entrance hallway.

## Outside

The property offers one underground secure parking space.

## Location

The property occupies a prime position within the development. One of the principal features of this gated development is a convenient central town location with access to the excellent and comprehensive range of the town's shops and eateries, Horsham Park and the mainline railway station. Horsham is an historic market town, which holds popular Saturday markets in the

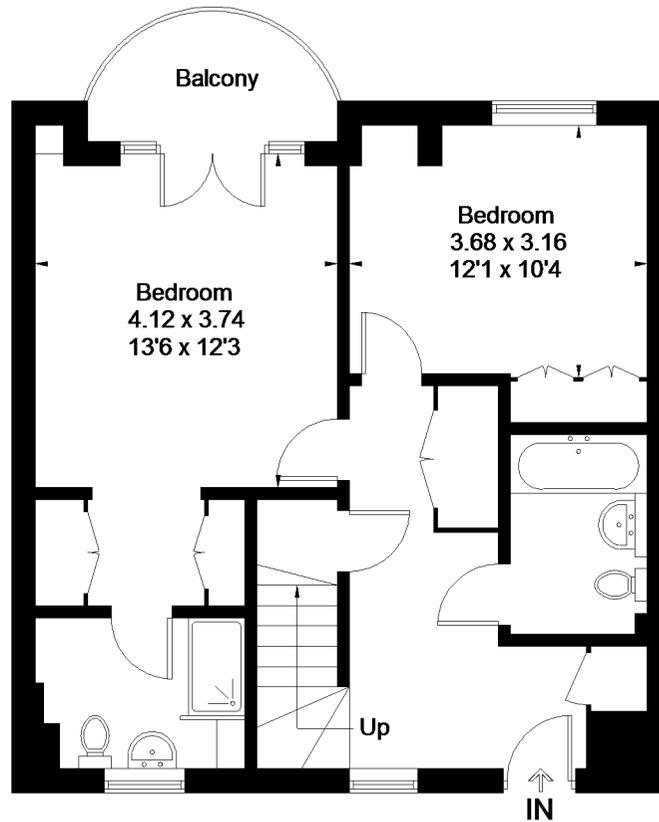
Carfax and is surrounded by beautiful countryside.



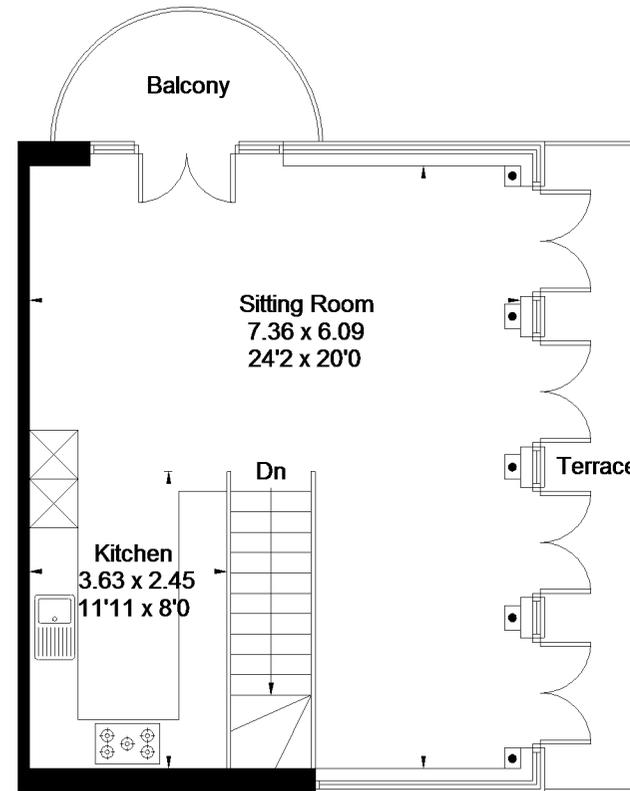
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft



Fifth Floor



Sixth Floor

FLOORPLANZ © 2017 0845 6344080 Ref: 179862

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

