



16 Ashdown Court

Oak Tree Way, Horsham, West Sussex, RH13 6TE

Guide Price £259,950 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this bright and spacious two-bedroom ground floor maisonette situated in the grounds of this attractive Grade II listed building, formerly a hospital. The maisonette was constructed by Matthew Homes in the early 1990's, and is offered for sale with the benefit of no forward chain. The accommodation comprises a private ground floor entrance with an entrance hall, a kitchen/dining room with built-in appliances, a modern Worcester combination boiler, a separate sitting room, two bedrooms and a bathroom. The property is nicely presented and has sealed double-glazed windows in soft wood painted frames, and gas fired heating system to radiators. Surrounding the property are attractive gardens which include the main quadrangle, and there is allocated parking and ample visitor parking.

The accommodation comprises:

Front Door to

Entrance Hall

Radiator, shelved cupboard, under stairs cupboard with power.

Sitting Room

Double glazed double aspect to the side and rear. Radiator, telephone point, satellite/FM/TV point.

Kitchen/Dining Room

Double glazed double aspect to the side and rear. Fitted with a range of base and wall mounted cupboards and drawers in high gloss cream finish and having complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, eye level Lamona double oven, Lamona touch control electric hob with filter over, brick style splashback, space and plumbing for washing machine and dishwasher, wall mounted Worcester gas style boiler for hot water and central heating, space for fridge freezer, radiator, track spotlighting, laminate wood flooring.

Bedroom 1

Double glazed front aspect.

Bedroom 2

Double glazed front aspect, built in wardrobe cupboard.

Wet Room

Low level WC, pedestal wash hand basin with chromium mixer tap, vanity shelf, mirrored cabinet and shaver point, shower area with Mira electric wall mounted shower unit with wall bracket and hand shower, shower curtain rail, tiled walls, extractor fan, radiator.

OUTSIDE

Immediately to the front of the property there is a small area of garden with a pathway extending around the communal quadrangle, with a central lawn feature. There are other areas of communal gardens along with bin stores etc.

Parking

There is one numbered and allocated parking space together with well marked visitors parking spaces nearby.

TENURE

68 years remaining on the lease (the owners will pay for the lease extension on completion)

Service Charge— £2044.04 01/10/2024—30/09/2025

Ground Rent - zero

Managing Agents: Courtney Green 01403 246170

Council Tax Band - C

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd

Ref: 25/5735/21/01

