



5 Owlbeech Place
Horsham, West Sussex, RH13 6PQ
Guide Price £245,000 Leasehold



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A bright and spacious two bedroom first floor apartment, situated in a quiet residential cul-de-sac in North East Horsham. Conveniently located just two miles from Horsham town centre and around a mile from Littlehaven station, the property enjoys easy access to local amenities and transport links, with a regular bus service running every 20 minutes. The development also backs directly onto Leechpool and Owlbeech Woods with their extensive walking trails and children’s play area. The accommodation comprises an entrance hall with a large walk-in dressing room or storage cupboard, an open plan sitting and dining room with doors opening onto a private balcony, a fitted kitchen, two well-proportioned bedrooms, and a bathroom. Outside, the development benefits from well-maintained communal gardens and ample parking for residents and visitors.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as “Eat Street,” boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South’s most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

The accommodation comprises:

Entrance Hall

A welcoming entrance hall with doors leading to all principal rooms and a large walk-in dressing room/storage cupboard.

Sitting/Dining Room

A spacious and wonderfully bright reception room, enjoying an excellent degree of natural light from the sliding glass doors that open onto the private balcony, which has a pleasant outlook over the communal gardens. There are two radiators and ample space for both a dining table and seating area.

Kitchen

Fitted with a range of eye and base level cabinets and drawers with complementary worktops, a stainless steel one-and-a-half bowl sink and drainer with mixer tap, space for a fridge/freezer, space for cooker, space and plumbing for for both a dishwasher and washing machine. The kitchen also features a wall-mounted gas-fired boiler, radiator, and side aspect window overlooking the balcony, along with a useful walk-in pantry cupboard with light.

Bedroom 1

A generous double bedroom with two front aspect Velux windows, a radiator, and full-width fitted wardrobes.

Bedroom 2

A spacious single bedroom with a front aspect Velux window, radiator, and double fitted wardrobe.

Bathroom

The bathroom comprises an enclosed panel bath with mixer taps, a handheld shower attachment, and an overhead rainfall shower. There is a low-level WC, wall-mounted wash hand basin, radiator, extractor fan, and a large storage cupboard with shelving.

Outside

Surrounding the property are well maintained communal areas with ample parking for both residents and visitors.

Additional Information

Lease Length - 91 years remaining
Service Charge - £1558.44 for the current year
Ground Rent - TBC

Council Tax - 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 may not have 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.

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