



Ashdown Court Oak Tree Way, Horsham, West Sussex RH13 6TE
Guide price £235,000

& LINES
James

Ashdown Court, Oak Tree Way

- NO CHAIN
- UNIQUE FIRST FLOOR MAISONETTE
- HISTORIC LISTED BUILDING
- ONE BEDROOM
- VERY SPACIOUS
- BRIGHT AND AIRY
- ALLOCATED PARKING
- EPC RATING D
- COUNCIL TAX BAND C
- LEASEHOLD

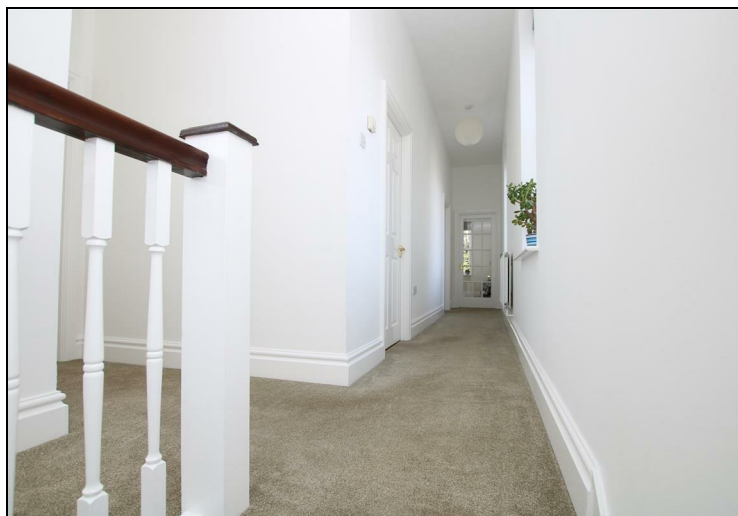
****OFFERED SALE WITH NO ONWARD CHAIN****

A most impressive and spacious (over 800 sq. ft) one bedroom first floor maisonette situated in a sought after development with secluded gardens. Located in walking distance of railway stations, bus stops and local amenities.

Location

The attractive development of Ashdown Court offers a desirable location in the town with a Tesco Express, Lidl and a parade of shops within walking distance. An easy walk within a mile of the property are the mainline Horsham and Littlehaven stations. By car the A264/A24 is easily accessible, connecting the motorway network to commuter routes from the South Coast, Gatwick and London. Leechpool and Owlbeech woods are a short walk away and provide many scenic of trails for outdoor activities.

Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis. Horsham Park offers excellent outdoor play areas and leisure centre with swimming pools, whilst the Capitol Theatre hosts a wide variety of live and cinema events.





Property

Lines & James are delighted to bring this immaculate, rarely available and spacious first floor maisonette to the market. The former Victorian hospital quadrangle is Grade II listed and is set in splendid grounds.

The lobby entrance has stairs leading to the first floor landing where you are greeted with the special character this property offers. High ceilings, together with the abundance of natural light streaming through many large sash windows creates an airy and inviting atmosphere and enhances the sense of space.

An L-shaped landing leads to all parts of the property and offers a storage cupboard which also houses the water cylinder. The triple aspect reception room is very large with ample room for living and dining areas. The kitchen would accommodate a breakfast table and is fitted in a range of cream eye and base level units with complementing worktops, built in oven, hob and cooker hood, space for fridge/freezer and washing machine. The large double bedroom with a westerly aspect enjoys views of the courtyard. The bathroom features natural light and ventilation and is fitted in a white suite with mixer tap shower over the bath, Karndean flooring and built in shelving over the basin. A loft extends along the length of the property with a boarded area for storage

Outside

The development is surrounded by wonderful communal grounds, which are enjoyed by the residents and are well maintained. There is one allocated parking space and ample visitor parking.

Lease - 158 years remaining

Service charge - £2,044.04 until Oct 25

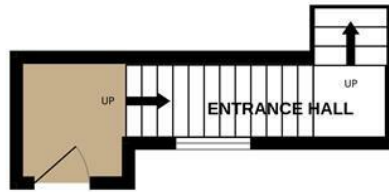
Agent's Note:

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 in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

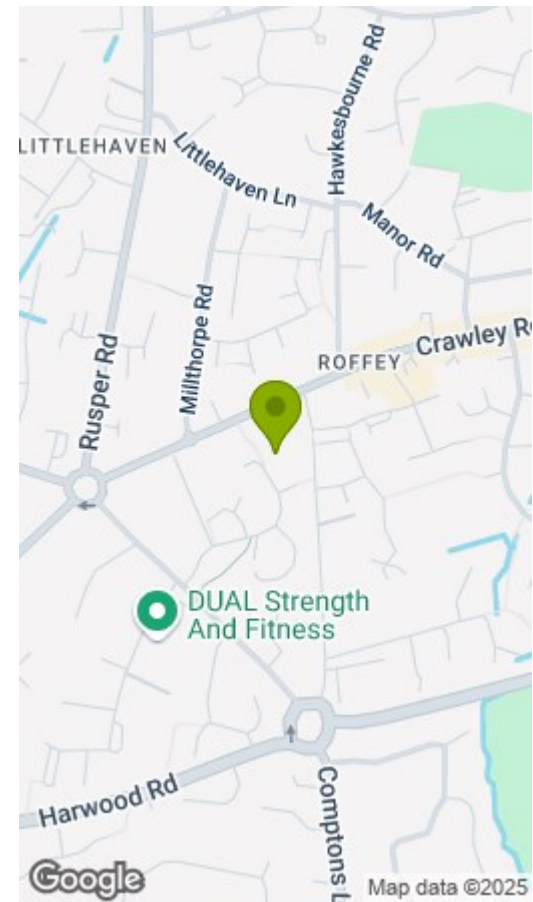
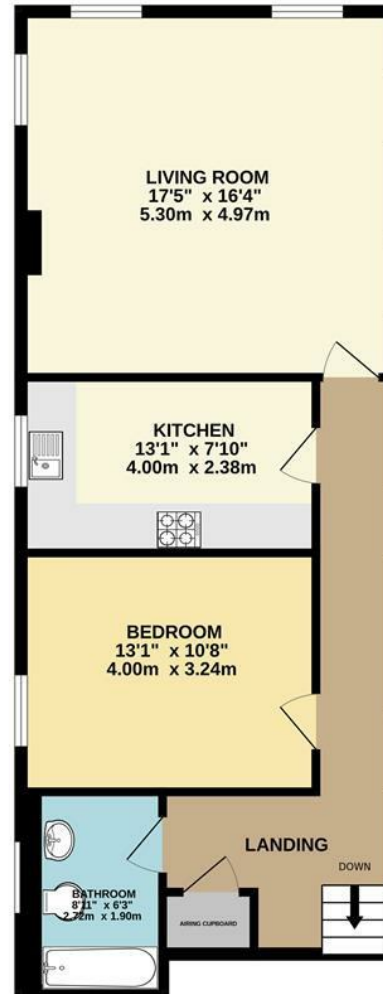




GROUND FLOOR



1ST FLOOR



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 807sq.ft. (75.0 sq.m.) approx.
 Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statements.
 Made with Metropix 6/2025