



Connells

St Leonards Oak Tree Way
Horsham

St Leonards Oak Tree Way Horsham RH13 6TD

for sale offers in excess of
£300,000



Property Description

We are delighted to offer for sale this two bedroom first floor apartment situated in an attractive Grade II listed late Victorian building, originally built around 1899 and refurbished to an exacting standard in 1993 by Matthew Homes. There are just six individual apartments, enjoying the original high ceilings and other character inherent with properties of this era. It is situated at the end of a no through road, in a slightly tucked away location. The property features modern day luxuries including a gas fired heating system to radiators, some secondary glazing, a re-fitted kitchen, a luxurious bathroom and an en-suite shower room. There are two good sized bedrooms, a large living/dining room and a generous entrance hall area along with plenty of storage. Outside, are lovely well maintained communal grounds and an allocated parking space with visitor parking bays nearby. The property is conveniently situated within walking distance of both Horsham and Littlehaven stations and is convenient for a nearby parade of shops and the bus services to Horsham or Crawley and Gatwick. To view this stunning property, please call us and book an appointment on 01403 256331.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Penntorpe and Cottesmore.

Entrance Hall

14' 5" max x 5' 8" max
4.39m max x 1.73m max

Entrance door to side. Doors leading off to all rooms. Airing cupboard and additional storage cupboard. TV point, carpet and radiator.

Lounge

17' 4" max x 17' 6" max
5.28m max x 5.33m max

Large bay window and additional window to front letting in lots of light. Double doors into Entrance Hall. High ceilings, 2x radiators, carpet, ceiling light and TV point.



Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

Kitchen

11' 10" max x 7' 9" max
3.61m max x 2.36m max

Window to front. Fabulous fitted kitchen with a large range of wall and base units incorporating cupboards and drawers with work surfaces over, sink/drain, electric oven with gas hob and cooker-hood, integrated washing machine, dishwasher and fridge/freezer, laminate flooring and ceiling light.

Bedroom One

14' 4" max x 9' 8" max
4.37m max x 2.95m max

Triple aspect windows to rear allowing lots of light. Dressing area, carpet, ceiling light and radiator.

En-suite Shower Room

Oversized walk-in shower, WC, vanity unit with twin sinks, inset mirrors, tiled walls and floor and extractor fan.

Bedroom Two

11' 2" max x 8' 10" max
3.40m max x 2.69m max

Double aspect windows to rear and window to side, radiator, deep storage cupboard, carpet and ceiling light.

Bathroom

Oval free standing bath with hand held shower and waterfall mixer taps, vanity unit with sink, WC, heated towel rail, part tiled walls, vinyl floor and extractor fan.

Communal Storage Cupboard

Locked storage cupboard accessed via the ground floor communal area offering space for items such as bikes and suitcases.

Outside

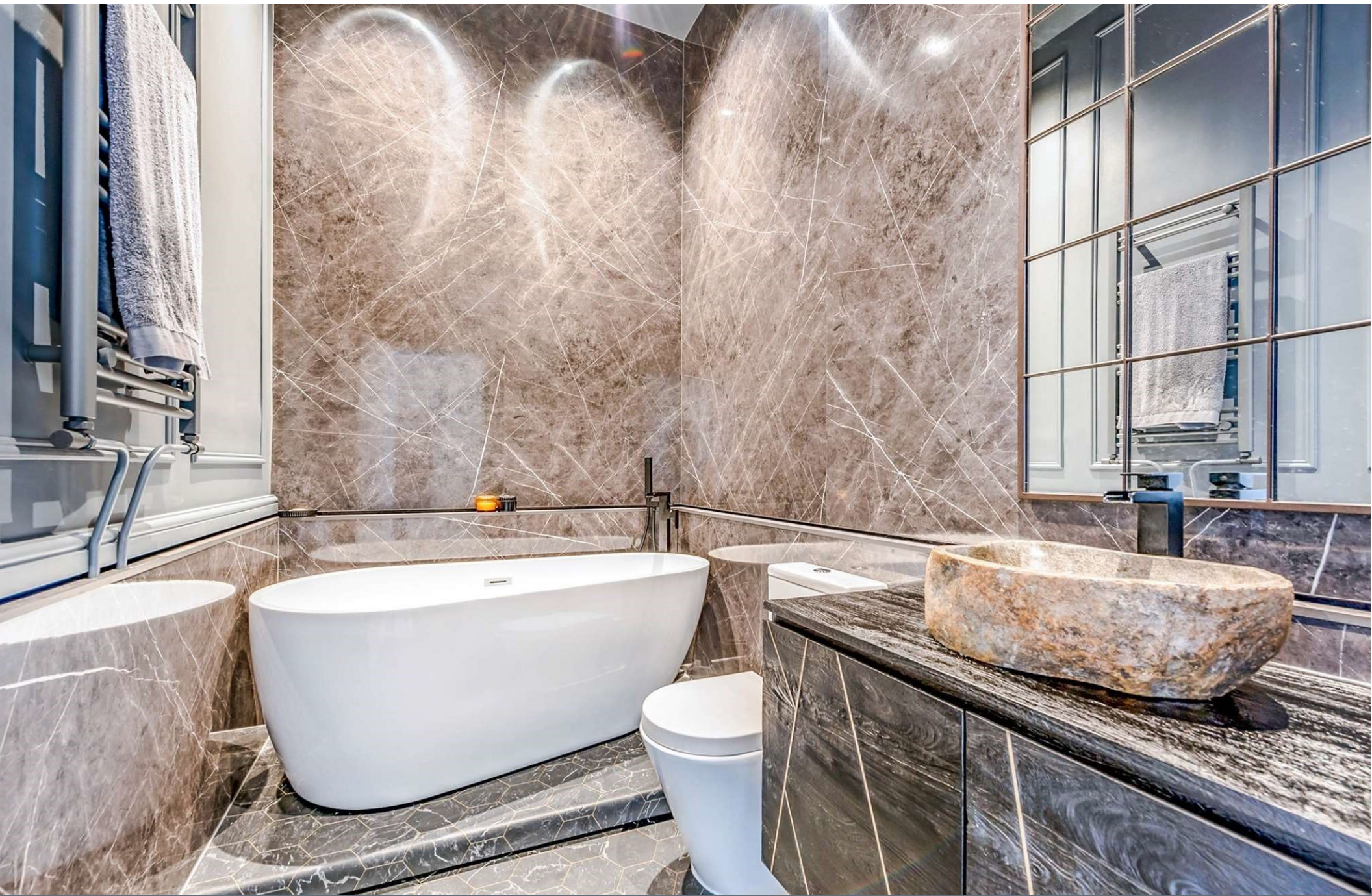
There is a well-managed communal gardens of good size which is mainly laid to lawn and with pedestrian access to Crawley Road and a selection of shops.

Parking

Allocated parking space and visitors parking bays









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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To view this property please contact Connells on

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EPC Rating: Exempt

Tenure: Leasehold

view this property online connells.co.uk/Property/HS405806

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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