



Connells

Oaklands Park Emms Lane
Brooks Green Horsham

Oaklands Park Emms Lane Brooks Green Horsham RH13 0BB

for sale guide price
£300,000



Property Description

This beautiful 2 bedroom home was built in 2018 and has the balance of the Platinum Seal Guarantee remaining. It sits on the largest plot on Oaklands Park which is located in beautiful West Sussex countryside, Oaklands Park is the perfect location for a relaxing and enjoyable lifestyle for the over 50's. Oaklands Park homes offer modern living exclusively for the retired and semi-retired. With the feel of a traditional village as there are only 29 fully residential homes on the site, you can enjoy mixing with like minded people and becoming part of a community that looks after each other, making it a friendlier and safer place to live. The family run park has the added benefit of managers that live on site for added peace of mind and security.

For added convenience a bus stop is located at the park entrance, providing easy access to local towns with a service that runs all day.

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.

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.



Hall

Kitchen / Diner

18' 3" (max) x 9' 3" (max)
(5.56m (max) x 2.82m (max))

Living Room

18' 3" (max) x 12' 4" (max)
(5.56m (max) x 3.76m (max))

Bedroom 1

17' 8" (max) x 9' 1" (max)
(5.38m (max) x 2.77m (max))

En-Suite

7' 7" (max) x 5' 1" (max)
(2.31m (max) x 1.55m (max))

Dressing Room

7' 7" (max) x 3' 5" (max)
(2.31m (max) x 1.04m (max))

Bedroom 2

15' 5" (max) x 9' 1" (max)
(4.70m (max) x 2.77m (max))

Shower Room

8' 1" (max) x 5' 5" (max)
(2.46m (max) x 1.65m (max))

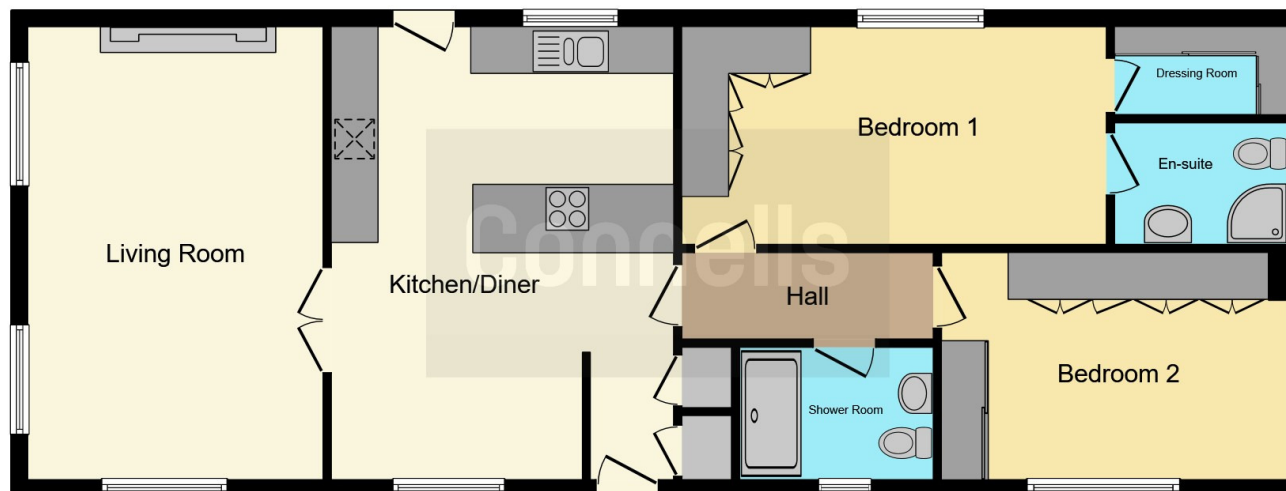
Garden

Off Road Parking









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). Powered by www.focalagent.com

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/HS407109

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

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