



Connells

St Leonards Oak Tree Way
Horsham

St Leonards Oak Tree Way Horsham RH13 6TD

for sale offers in excess of
£280,000



Property Description

This exceptional first floor luxury apartment offers an impressive combination of space, elegance and contemporary design, ideally positioned within walking distance of town centre and railway station.

Boasting two generous double bedrooms, the property features a beautifully appointed main bedroom with stylish en-suite shower room, finished to a high standard. A separate high specification family bathroom complements the accommodation, both designed with premium fittings and modern finishes.

The apartment benefits from high ceilings and an abundance of natural light, creating a wonderful sense of openness and luxury throughout. The well-proportioned layout provides both comfort and practicality, perfectly suited to professionals, downsizers or investment buyers.

Externally residents enjoy access to well maintained communal garden, along with the convenience of allocated parking and additional visitors' bays.

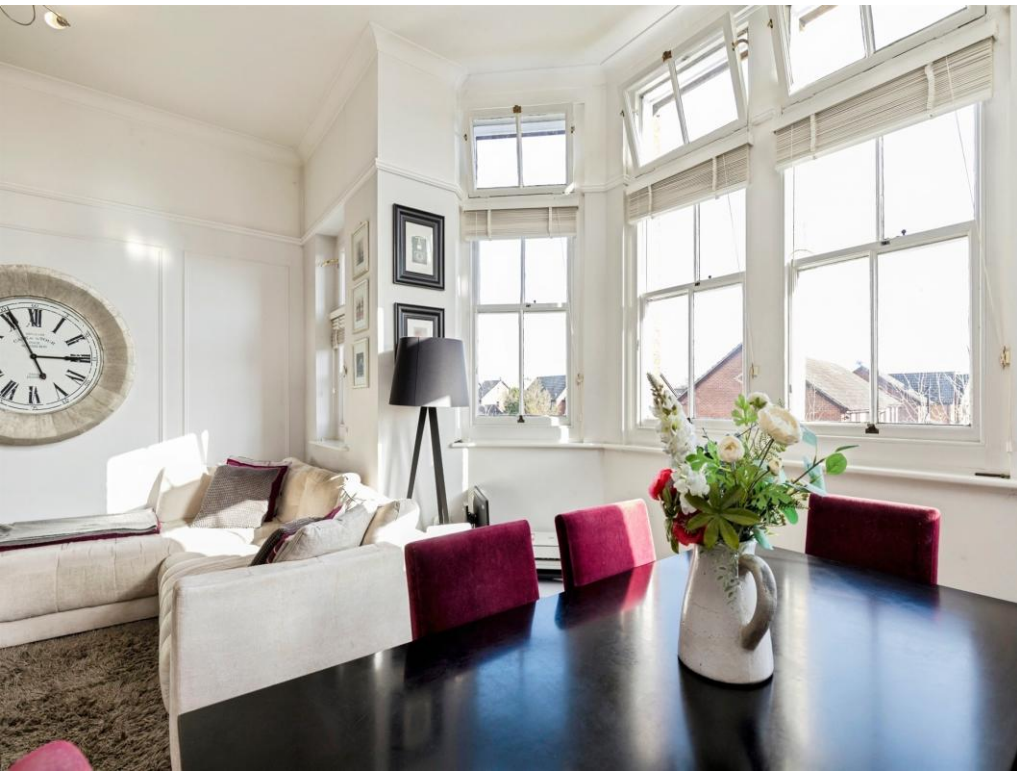
browsing, or gourmet food, Horsham offers a balanced and rewarding destination for day-trippers and weekenders alike.

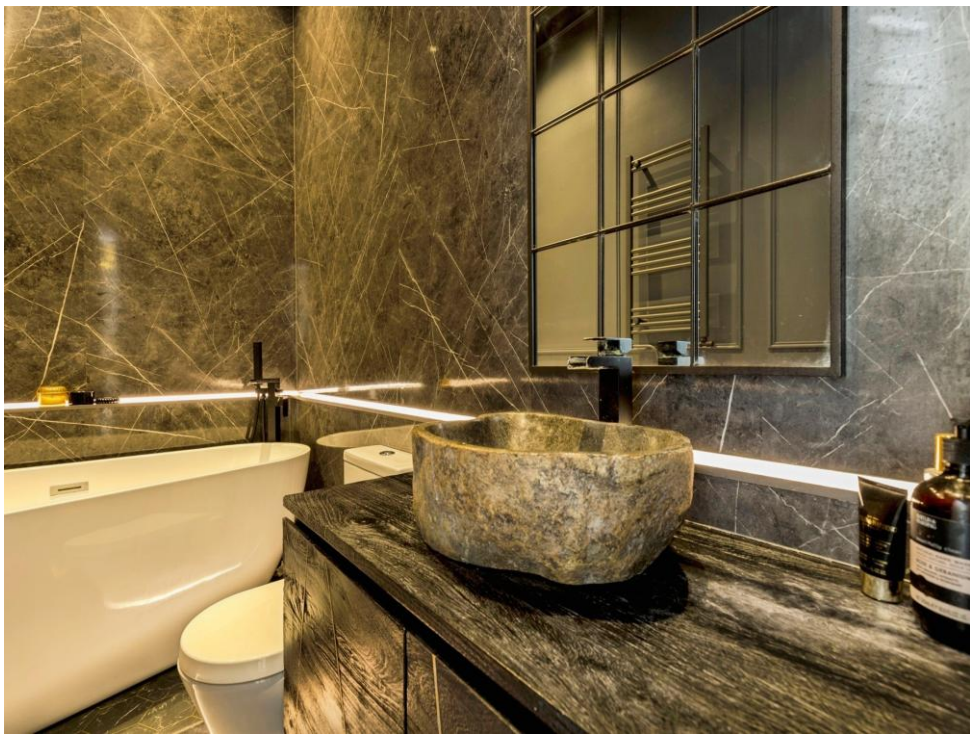
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

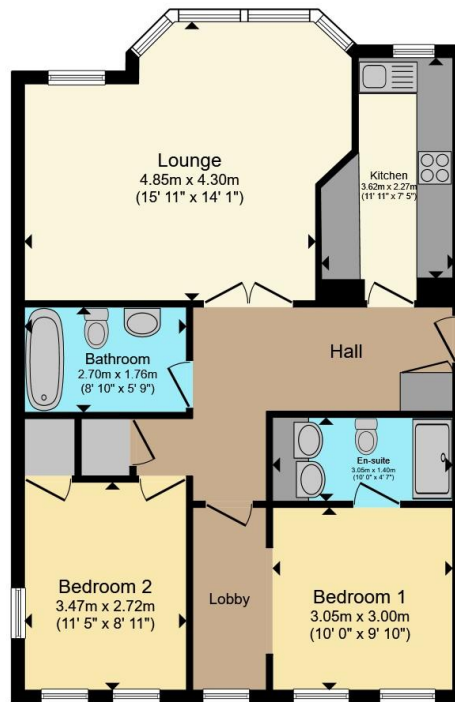
Horsham

Horsham is an elegant and historically rich market town located in the heart of West Sussex, surrounded by rolling countryside and charming villages. With its attractive town centre, excellent shopping and dining, cultural offerings, and proximity to the South Downs and High Weald, Horsham makes for a brilliant base from which to explore the best of rural and small-town Sussex. Whether you're in search of history, scenic walks, boutique









Floor Plan

Total floor area 76.1 m² (819 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax
 Band: D

Service Charge:
 4377.79

Ground Rent:
 714.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HS407503

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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