

Oak Tree Way, Horsham, RH13 6EQ

Asking Price £275,000

Council Tax Band: C



LOCATION

We are delighted to bring to the market, this ground floor, well-presented two bedroom maisonette. Located in a highly convenient location it is within walking distance of the train station and the town centre, and less than a 5 minute walk to Tesco Express and a parade of shop which includes CO-OP, post office, pharmacy and take-away outlets and, if you like the outdoors, Leechpool and Owlbeech Woods. It is an ideal property for first time buyers and those looking to downsize.

PROPERTY

You enter the good-sized hallway with plenty of space to store coats and shoes. There are also two excellent storage cupboards. To the right, at the far end, is the lounge/diner which is dual aspect and spans the width of the property. Adjacent to that is the kitchen, with a range of fitted base and wall units, a gas hob, oven and space for a washing machine and slimline dishwasher. There are two bedrooms, one good sized double and one large single/ small double, both bedrooms face the rear of the property overlooking communal gardens. Finally, there is a large modern bathroom, with shower over the bath and a large window, flooding the room with light. This is a delightful property, which benefits from gas central heating, uPVC windows and modern décor and an internal viewing is highly recommended.

OUTSIDE

Directly outside your front door you have your own patio space to sit and enjoy the weather, and an area to plant up or stand pots. Your allocated parking space is directly outside your front door next to your visitor space. There are peaceful communal grounds surrounding the property which the current owners sit in regularly.

Remaining lease: 155 years

Annual Management fees: £1266.26

Ground rent: £0



Open House Horsham

Floor Plan

Approx. 58.4 sq. metres (629.1 sq. feet)



Total area: approx. 58.4 sq. metres (629.1 sq. feet)

Oak Tree Way



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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	