



Flat 10 Ashdown Court

Oak Tree Way, Horsham, West Sussex RH13 6TE

Guide Price £265,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

Flat 10 Ashdown Court, Oak Tree Way, Horsham RH13 6TE

Courtney Green are pleased to offer for sale this attractive property which benefits from an extended lease. Forming part of a Grade II listed development, the maisonette surrounds and overlooks a centrally located communal lawned quadrangle with lovely, well maintained communal gardens beyond. A pathway leads to the front door and inside this well presented property has stairs rising to the hall which has doors into all rooms. There is a double aspect Living/ Dining , a modern fitted Kitchen with appliances with a window overlooking the quadrangle garden. Completing the accommodation are two Double Bedrooms and a fitted bathroom with a P-shaped shower/bath. Outside, the property comes with its own allocated residents parking space and there are additional parking spaces for visitors within the communal grounds.

The accommodation is as follows

Front Door to **Entrance Hall** staircase rising to

First Floor Hall

Radiator, dado rail, access to loft space.

Living / Dining Room

Double glazed double aspect to the front and rear, two radiators, tv / satellite point.

Kitchen

Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in light grey hi gloss finish having complimenting worktop surfaces and matching upstands. Inset one and a half bowl single drainer stainless steel sink unit with chromium monobloc tap, stainless steel gas hob with glass splashback and filter hood over. Neff eye level oven, integrated fridge freezer, space and plumbing for washing machine, integrated dishwasher, wall mounted Worcester gas fired boiler, extractor fan, Karndean flooring.

Bedroom 1

Double glazed rear aspect, radiator.

Bedroom 2

Double glazed rear aspect, radiator, telephone point.

Bathroom

Frosted double glazed front aspect. Fitted with a white suite comprising pedestal wash hand basin with chromium mixer tap, low level WC, p-shaped shower bath with mixer taps, chromium thermostatic shower control, wall bracket and hand shower, localised tiling, chromium towel warmer, extractor fan, linen cupboard, Karndean flooring.

OUTSIDE

Within Ashdown Court there are extensive well maintained communal grounds, in front of the property is a communal lawn quadrangle. Adjacent to Ashdown Court is an area of parking where there is allocated parking and numerous visitors parking spaces, bike and bin stores.

TENURE

Lease - 156 years left

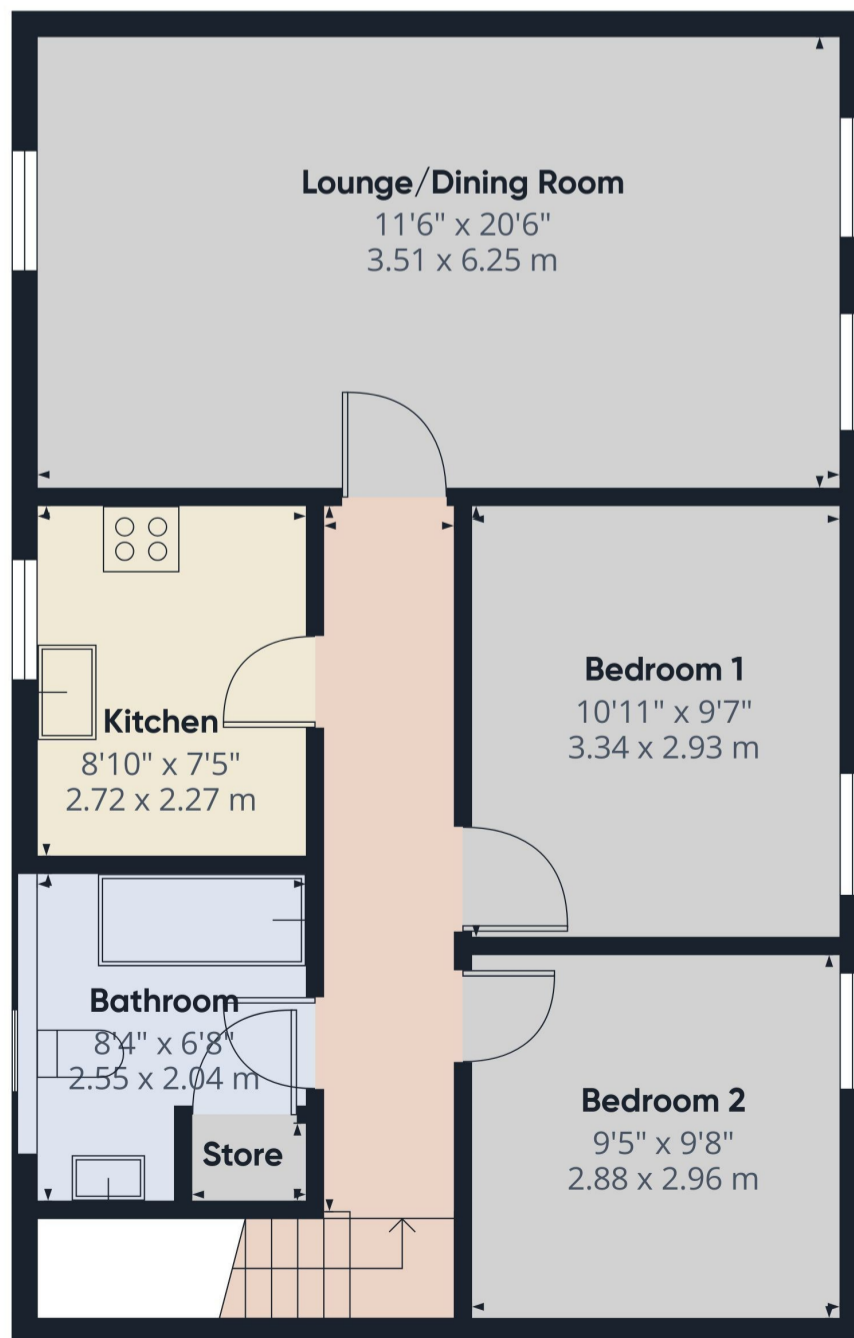
Service charge - £2179.12 from 1st October 2025 to 31st September 2026 (paid half yearly)

Ground Rent - none payable

Council Tax Band - C

Ref: 26/5984/13/04

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area⁽¹⁾

624 ft²
57.9 m²

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	75	77
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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