



St Leonards, Oak Tree Way, Horsham, West Sussex, RH13 6TD





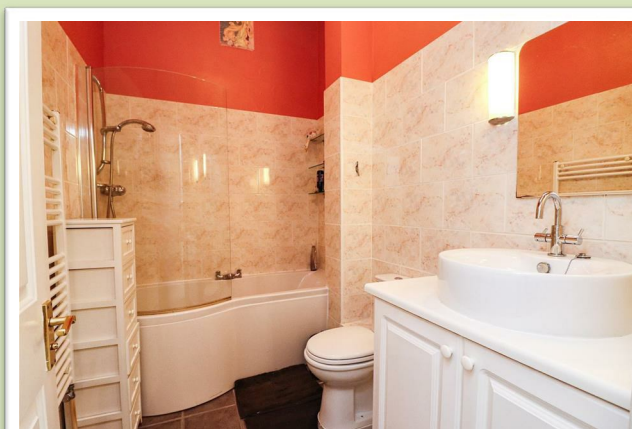
This charming ground floor flat is set within a beautifully restored period building, offering a rare opportunity to own a slice of history while enjoying modern conveniences.

The apartment boasts two generously proportioned double bedrooms and two well-appointed bathrooms, all set beneath impressively high ceilings that lend an airy and spacious feel. Natural light filters through large period windows, casting a warm glow across the space and highlighting period features that whisper of its heritage, such as original architectural details and thoughtful layout. The accommodation flows gracefully, offering both comfort and character in equal measure.

Outside, the property benefits from stunning communal gardens, rich in mature planting and offering a peaceful retreat for residents. The outdoor space is both tranquil and inviting, ideal for morning coffee or relaxed social gatherings in verdant surroundings. The property also benefits from having allocated parking and there is additional visitor parking.



This flat commands its own sense of privacy while enjoying the communal charm of this elegant and well maintained development. It is positioned within easy reach of Horsham town centre amenities and transport links, with nearby bus routes and just a 2 minute walk from local shops, making it both a peaceful haven and a convenient base. For those who appreciate a home with provenance, graceful proportions, timeless appeal, and access to lovely outside space, this flat presents an exceptional opportunity.



Accommodation with approximate room sizes.

Maximum measurements shown unless stated otherwise

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL 14'11" x 5'11" (4.55m x 1.80m)

LIVING/DINING ROOM 17'10" x 16'01" (5.44m x 4.90m)

KITCHEN 7'09" x 11'10" (2.36m x 3.61m)

BEDROOM ONE 12'06" x 9'09" (3.81m x 2.97m)

EN-SUITE SHOWER ROOM 9'09" x 4'07" (2.97m x 1.40m)

BEDROOM TWO 8'10" x 11'03" (2.69m x 3.43m)

BATHROOM 8'07" x 5'10" (2.62m x 1.78m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING

VISITOR PARKING

OUTGOINGS

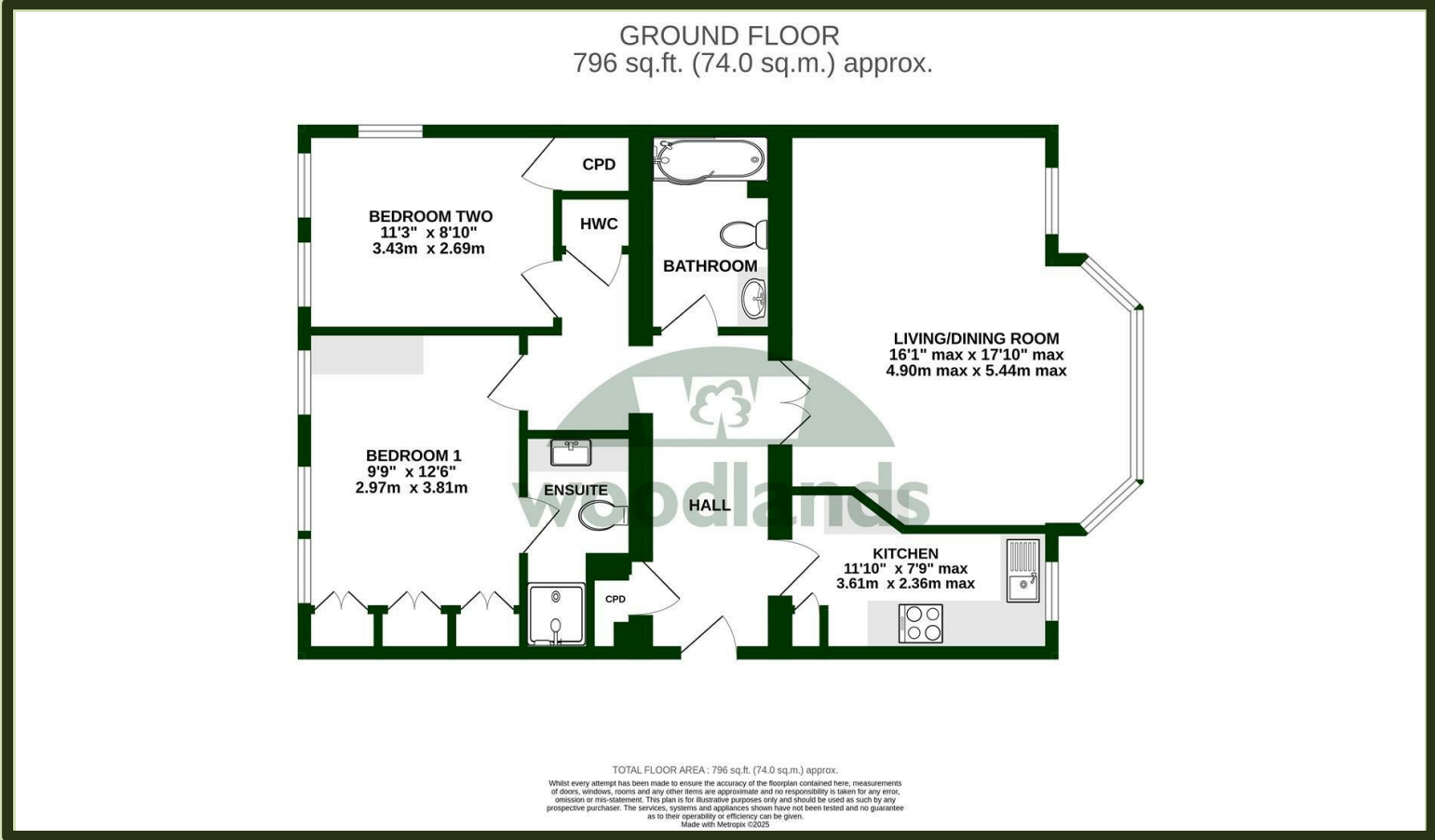
LEASE LENGTH: 156 YEARS

SERVICE CHARGE: £4,377.79 PER ANNUM

GROUND RENT: NONE



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LOCATION: The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout go straight ahead into Kings Road and at the next roundabout take the fourth exit into Redkiln Way. Take the first left into Oak Tree Way where St Leonards can then be found at the far end.

COUNCIL TAX: Band D.

EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

