



11 Oak Tree Way  
Horsham, West Sussex RH13 6EQ Guide  
Price £255,000 Leasehold



COURTNEY  
GREEN  
Estate Agent • Letting Agent • Managing Agent

# 11 Oak Tree Way, Horsham, West Sussex RH13 6EQ

Offered for sale with the benefit of no ongoing chain is this spacious ground floor 2 bedroom maisonette built by Messrs Matthew Homes in the early 1990's and located within walking distance of Horsham and Littlehaven railway station. Having the benefit of double glazed fittings and a modern gas fired heating system to radiators, the accommodation comprises a private front door leading up to an entrance hall off which is a double aspect lounge dining room, two good sized bedrooms, modern fitted bathroom and kitchen. Surrounding the property are communal areas together with allocated hard standing as well as visitor parking nearby.

The accommodation comprises:

## Opaque glazed Front Door to

### Entrance Hall

Laminate wood flooring, cloaks cupboard with hanging rail, deep understairs cupboard, lattice covered radiator.

### Lounge/Dining Room

Double glazed double aspect to the front and rear, two radiators, twin satellite cable

### Kitchen

Double glazed front aspect, fitted with a range of base and wall mounted cupboards and drawers in white high gloss finish with complementing work surfaces, having tiled splashback and incorporating a single drainer stainless steel sink with chromium monobloc tap, electric cooker, concealed filter above. Enclosed Ideal combination gas fired boiler, pelmet lights, space for slimline dishwasher and space and plumbing for washing machine, space for freestanding fridge/freezer, vinyl flooring.

### Bedroom 1

Double glazed rear aspect, radiator

### Bedroom 2

Double glazed rear aspect, radiator

### Bathroom

Frosted double glazed front aspect. Fitted with a white suite comprising panelled bath with chromium taps, chromium thermostatic shower control with wall bracket and hand shower, low level wc., pedestal wash hand basin, chromium taps, chromium towel warmer, tiled walls, extractor fan, vinyl floor covering, wall mirror.

### OUTSIDE

To the front of the property there is an allocated parking space and visitor parking nearby. Surrounding the property are communal areas of lawn.

### TENURE

Leasehold - 189 years from 24th June 1992

Service charge - £1,141.25 from 1st October 2024 - 30th September 2025

Ground Rent - n/a

### Council Tax Band—C

**Agent's Note:** We strongly advise any intending purchaser to verify the above with their legal representative before committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

**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.

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