



**Price**

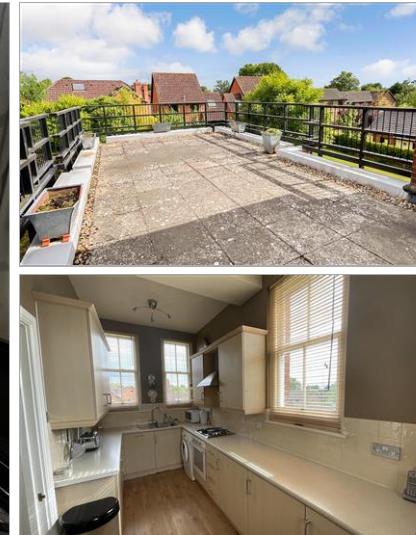
**£225,000**

**Leasehold**

2x 2x 1x

**St. Leonards, Oak Tree  
Way, Horsham, West  
Sussex, RH13**

**cubitt & west**  
Helping you move forwards



## Main features

- Beautiful Grade II listed conversion
- Convenience of allocated parking
- Amazing private terrace and communal garden
- Short walk to local shops and bus route
- Easy access to Littlehaven and Horsham train station
- Cash buyers only

### Nearest Schools

Primary Schools: Northholmes Junior School, Horsham 0.3 miles, Kingslea Primary 0.3 miles, Leechpool Primary 0.3 miles

Secondary Schools: Millais School 0.5 miles, Forest School, The 0.8 miles, Queen Elizabeth II Silver Jubilee School, Horsham 0.8 miles

### Transport Information

Train Stations: Littlehaven 0.5 miles, Horsham 0.7 miles, Warnham 1.7 miles

## Accommodation

### FIRST FLOOR

Entrance Hall

Bathroom: 7'10 x 7'0 (2.39m x 2.14m)

Bedroom 1: 11'6 x 9'10 (3.51m x 3.00m)

Dressing Area

En Suite Shower Room: 6'10 x 5'7 (2.08m x 1.70m)

Bedroom 2: 9'8 x 8'2 (2.95m x 2.49m)

Lounge: 16'5 x 11'10 (5.01m x 3.61m)

Terrace: 32'0 x 16'0 (9.76m x 4.88m)

Kitchen: 15'9 x 6'7 (4.80m x 2.01m)

### OUTSIDE

Allocated Parking

Communal Gardens

Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale