



**Oaklands
Horsham, RH13 5LG**

£265,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Oaklands, Horsham, RH13 5LG



1



2



1

LOCATION

We are delighted to present this fantastic maisonette in an ultra-convenient location. The property is within a few minutes' walk of Horsham mainline station with a fast service to London Victoria (under 1 hour). The property is also ideally situated for swift access to Horsham town centre with its wealth of shops and restaurants, together with the picturesque Horsham Park and Pavilions leisure centre and pool. The property is within the catchment of a number of the town's most popular schools, which includes Kingslea Primary, The Forest School and Millais Secondary Schools. There is also good access to all main roads including the A24, A281, A264, A29 and M23 together with Gatwick International Airport.

PROPERTY

This fantastic property has been recently updated, now offering a high specification finish throughout. The front door opens into a bright Hall, with a generous cupboard, stairs leading to the upper floor, and a door leading through to the modern Kitchen which is fitted with appliances. The Kitchen has an opening into Living Room. This bright, double aspect room boasts a large bay window, and has plenty of space to entertain or relax at the end of a long day. To the upper floor, you will find two Double Bedrooms, both with built in wardrobes and a beautiful, recently refitted Shower Room, with a modern white suite and a shower cubicle. The property also has a large loft.

OUTSIDE

This modern property is positioned within a centrally located, gated development, with all properties overlooking well-kept communal gardens. Parking can be found easily on street, and permit parking can be purchased through Horsham District Council.

ADDITIONAL INFORMATION

Tenure: Leasehold/Share of Freehold

Lease Term: 999 Years From 5 September 1997

Service Charge: £1,080 per annum (£90 per month)

Service Charge Review Period: tbc

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to 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.





Buses

1 minute walk



Shops

Elm Grove Stores
0.2 miles



Trains

Horsham – 0.5 miles
Littlehaven – 1.4 miles



Airport

Gatwick
13.9 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£1,350 pcm
Rental Yield – 6%



Schools

Kingslea Primary
The Forest School
Millais



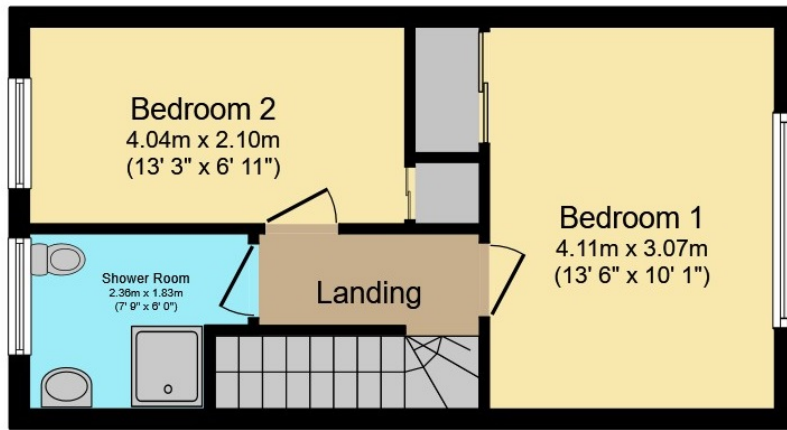
Broadband

Up to 500 Mbps

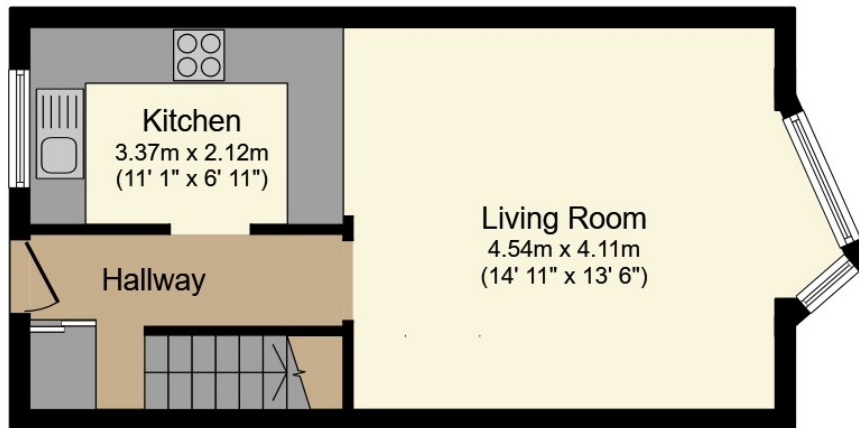


Council Tax

Band B

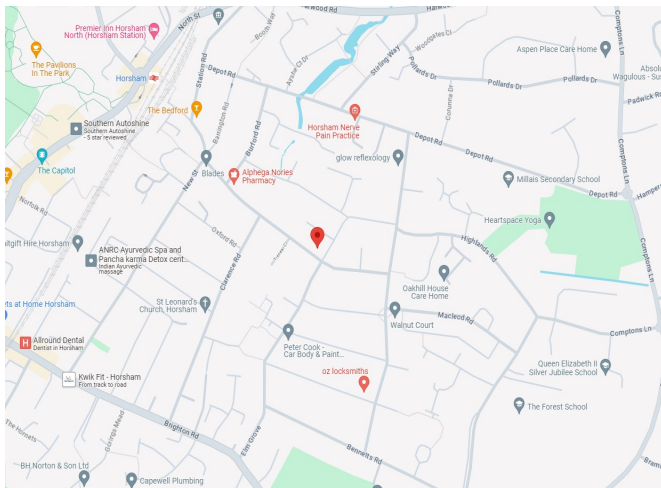


Second Floor



First Floor

Map Location



Total Approximate Floor Area
718 sq ft / 67 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

brocktaylor.co.uk

2-6 East Street, Horsham, West Sussex, RH12 1HL

