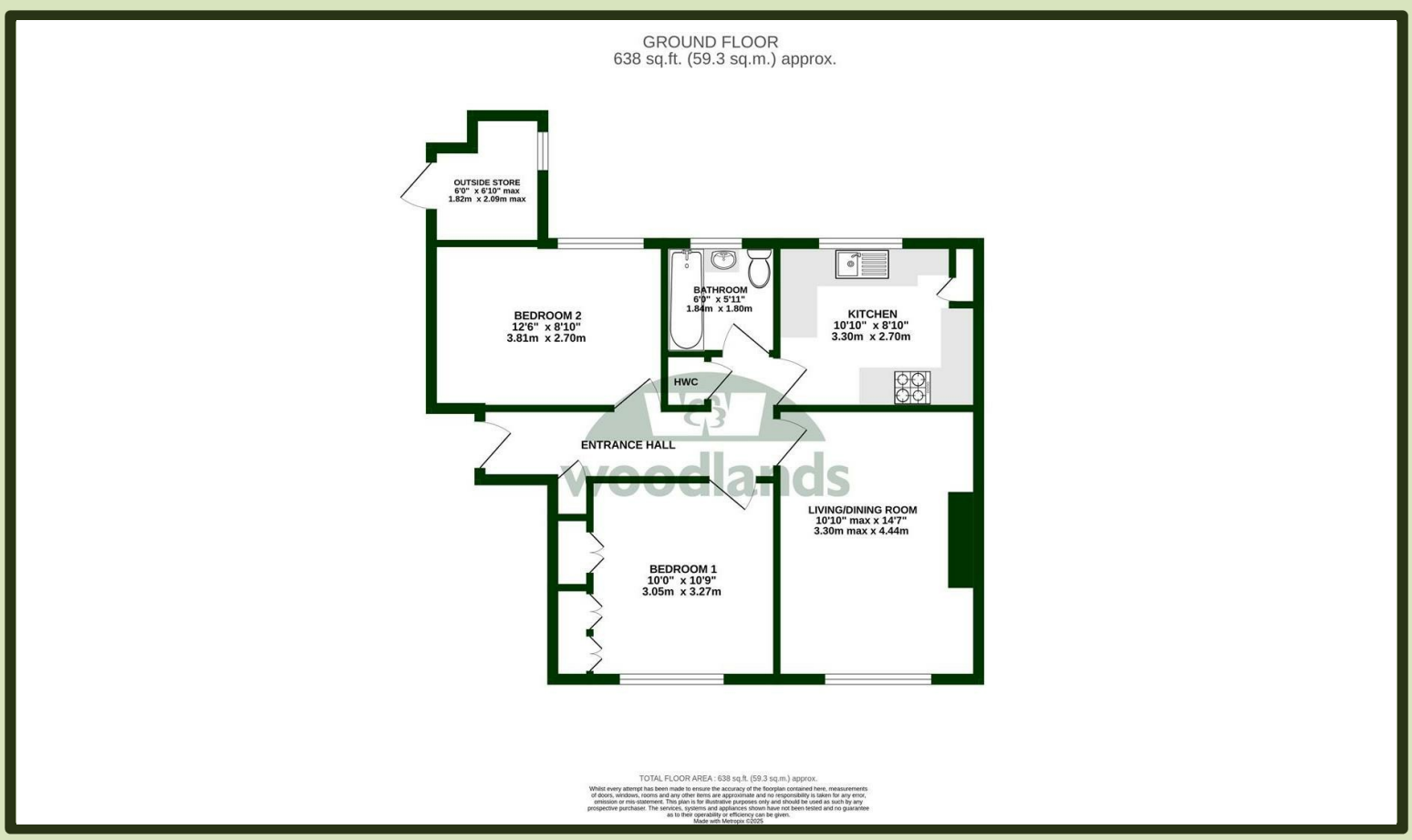
1 Oak Court, Orchard Road, Horsham, West Sussex, RH13 5JJ



LOCATION: Situated in a popular location on the East side of Horsham within walking distance of the Town Centre and Park and within the school catchment for Millais Girls and Forest secondary schools. Horsham mainline station with direct commuter links to Gatwick and London is just a short walk away.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. Go straight across the roundabout and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and then the first right into Stirling Way. At the T junction turn left into Depot Road and then first right into Orchard Road.

COUNCIL TAX: Band C.

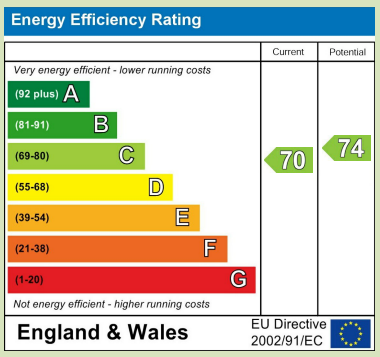
EPC Rating: C.

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.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.

1 Oak Court, Orchard Road, Horsham, West Sussex, RH13 5JJ

Brought to the market with no onward chain, and nestled in a popular residential area of Horsham, this superbly maintained two-bedroom ground floor flat on Orchard Road offers the perfect blend of comfort, space and convenience.

Boasting its own private rear garden – a rare and highly sought-after feature at this price point – the property is ideal for first-time buyers, downsizers or investors alike. The location is perfect for those looking to benefit from the convenience of being within easy walking distance to local schools, Horsham station and the town centre with everything Horsham has to offer- from its abundance of bars, shops, restaurants, excellent amenities and public greenspaces. You can see why so many people look to settle here.

A covered entrance porch provides a sheltered welcome, leading into a bright and spacious hallway complete with useful built-in storage. The living/dining room is a generous, light-filled space finished in tasteful neutral tones, with ample room for both lounging and entertaining. The separate kitchen is equally well-appointed, featuring a range of base and wall units, a modern Worcester boiler, fitted oven and gas hob, and a handy breakfast bar with seating for two – perfect for informal dining or your morning coffee.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a wall of built-in wardrobes and storage cupboards. The bathroom is well appointed, with shower over the bath, vanity sink unit and heated towel rail.

A real showstopper here is the private rear garden – a peaceful, sunny retreat with a patio, lawn and mature planting, ideal for al fresco dining or simply unwinding. The property also includes a large, private external storage area, perfect for bikes, garden tools or seasonal items.

Well-presented and ready to move into, this delightful flat is ideally situated within easy reach of Horsham's town centre, mainline station, and local amenities. Early viewing is highly recommended to appreciate all that this charming home has to offer.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 10'10" x 14'07" (3.30m x 4.45m)

KITCHEN 10'10" x 8'10" (3.30m x 2.69m)

BEDROOM ONE 10'0" x 10'09" (3.05m x 3.28m)

BEDROOM TWO 12'06" x 8'10" (3.81m x 2.69m)

BATHROOM 6'0" x 5'11" (1.83m x 1.80m)

OUTSIDE

STORE 6'0" x 6'10" (1.83m x 2.08m)

PRIVATE REAR GARDEN

OUTGOINGS

LEASE LENGTH: 102 YEARS

SERVICE CHARGE: £935.40 PER ANNUM

GROUND RENT: £10 PER ANNUM

NO ONWARD CHAIN

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