Payne&Co.



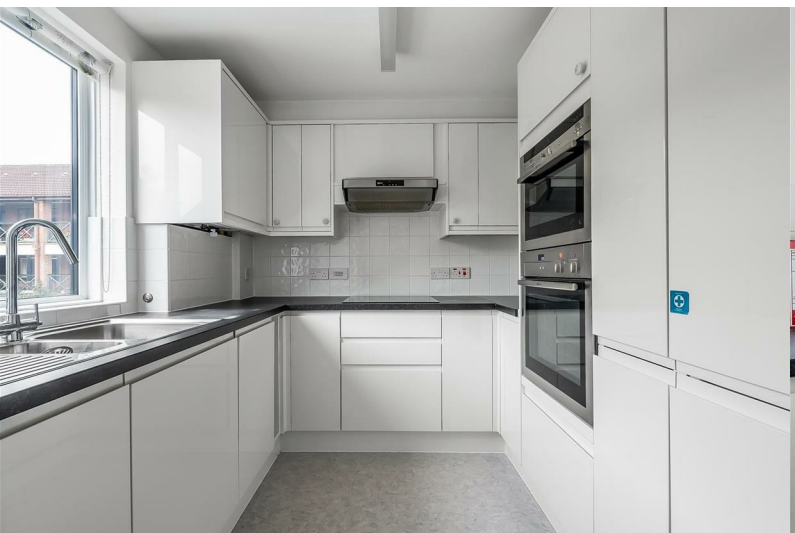
Sycamore Court Hoskins Road

Oxted RH8 9JQ

Share of Freehold

£335,000

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Sycamore Court Hoskins Road

Oxted RH8 9JQ

£335,000







Situation
Ideally positioned in the heart of Oxted town, the property is within easy walking distance of Oxted railway station, offering convenient commuter services to London in approximately 40 minutes, as well as excellent access to the A25 and M25.

Oxted provides an excellent range of amenities, including a variety of restaurants, boutique shops, cafés, supermarkets, a leisure centre with swimming pool, cinema, and library, making it a highly desirable location for both commuters and families alike.

Location/Directions
For SatNav use: RH8 9JQ. On entering Hoskins Road from Station Road West and heading south-easterly, follow the road as it bears around to the left for 110m and Sycamore Court will be found on your left hand side.

To Be Sold
A well-presented two-bedroom first floor apartment, ideally situated in the heart of Oxted town centre, within a purpose-built retirement development for the over 60s. Designed to offer comfortable, secure and independent living, the development benefits from 24-hour on-site staff together with a range of additional services and communal facilities. Residents can enjoy the reassurance of a supportive environment while maintaining their independence and lifestyle.

Front Door
Leading to;

Spacious Entrance Hall
Radiator, emergency pullcord, Digistat for central heating, doors to;

Large Cloaks/Storage Cupboard
Coat hooks, partly shelved, fuse board, heating controls, stopcock and light.

Shower Room
Large frosted double glazed window, roller blind, well appointed vanity unit with mixer tap and ample storage, shaver point, close coupled w.c with dual flush and wall mounted handrail, large walk-in shower with seating area, wall mounted shower and controls, hand rails, fully tiled walls, glass shower screen, emergency pullcord, tiled flooring, ladder towel rail.

Bedroom
Modern bay window with roller blind and curtain pole, emergency pullcord, full width double wardrobe cupboard with shelves and hanging space, sliding mirror doors.

Bedroom
Double glazed window, radiator, emergency pullcord.

Sitting Room
Dual aspect bay and side windows with roller blinds and curtain poles, radiator, central ceiling light and matching wall lights, emergency pullcord, door to;

Kitchen
Double glazed window with blind overlooking the

Court and carpark, modern range of eye and base level Hi-Gloss units, work surfaces with inset one and a half bowl single drainer stainless steel sink with mixer tap, inset Neff induction hob with extractor over, integrated appliances of Neff single oven with Neff microwave over, integrated Zanussi washing machine and slimline dishwasher and tall integrated Neff 60/40 fridge/freezer, high level cupboard housing Worcester central heating boiler, laminate flooring, ceiling strip light and emergency pullcord.

Outside

Beautiful flower displays to the balconies, carpark, trees and shrubs. Parking available but not allocated.

General Facilities

Run by a House Manager - responsible for the smooth management and administration of the Court.
Duty House Manager 8am to 10pm
Duty House Manager "sleeps-in" contactable via alarm call system in every room fitted in each apartment.
Handyman available one day a week to assist with maintenance issues in the Court and apartments (his services are available to owners on a modest time charge basis).
Laundry and ironing service if required, additional domestic services such as shopping/extra cleaning - paid for on a time charge basis.
Visiting chiropodist and hairdressers.
Local pharmacist provides a free prescription collection and delivery service.

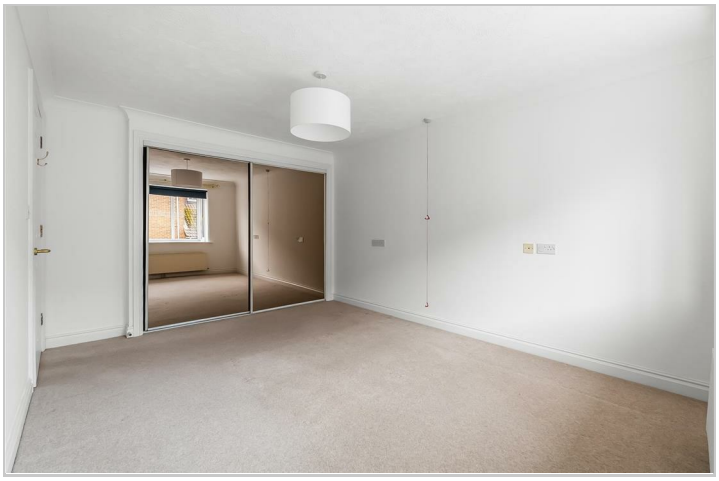
Notes

The property has a Share of the Freehold as do all the other apartments in the development. The property enjoys the residue of a 999 year lease.
Service Charges are currently £815 per month.
NB: A Transfer Premium of up to 3% of the gross proceeds of the sale is payable to the Freeholder each time a Lease is transferred, after the first six months of occupation.

Tandridge District Council Tax Band E







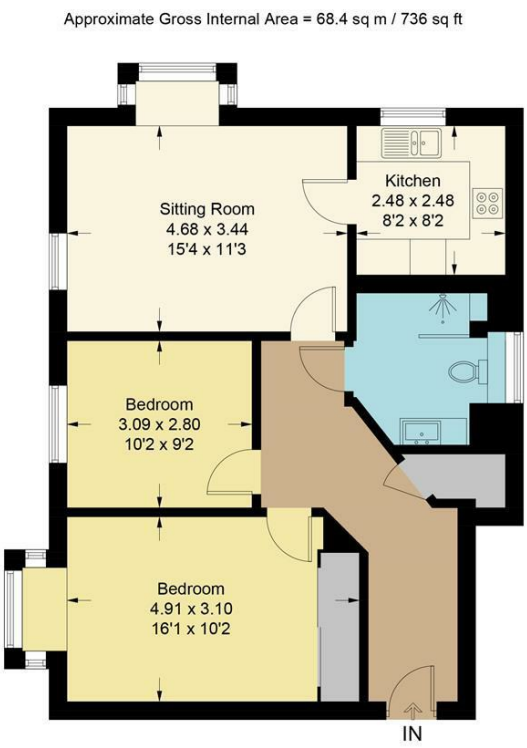


Road Map



Floor Plan

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft



First Floor

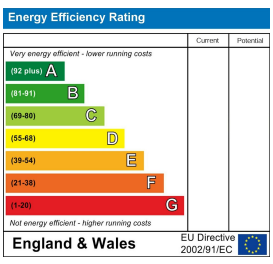
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1348186)

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Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com