



OXTED
SURREY,

Guide Price £400,000 Leasehold

JACKSON-STOPS 

APARTMENT 18, HARDWICK HOUSE
1 EDEN PLACE, OXTED, SURREY, RH8 0GN

A FIRST-FLOOR APARTMENT OCCUPIES AN UNRIVALLED POSITION IN THE HEART OF OXTED WITH SECURE ALLOCATED PARKING, A FEW HUNDRED YARDS FROM LOCAL AMENITIES AND OXTED MAINLINE TRAIN STATION.



DESCRIPTION

Hardwick House formed the final stage of the stunning Courtyard Gardens development, occupying a prime central location while offering a peaceful sanctuary away from passing traffic. Completed in 2022 and occupied from new by the current owner, this well-presented one double bedroom apartment combines contemporary design with high-quality finishes throughout. The property also benefits from an allocated parking space within a secure gated underground car park.

Accessed via lift or stairs, the apartment comprises a spacious double bedroom with ample built-in wardrobes, a well-appointed modern bathroom, and a large open-plan kitchen/dining/living room with direct access onto a private balcony. The fully integrated kitchen features an induction hob with extractor fan, oven, microwave, dishwasher, and sleek fitted units, creating a stylish and practical space for both everyday living and entertaining. The dining area flows seamlessly into the living room, which enjoys natural light and access to the good-sized private balcony.

The property is exceptionally well presented throughout and benefits from the remainder of a valid NHBC warranty, offering additional peace of mind. Further storage is provided by a generous coat cupboard off the hallway, as well as a separate utility cupboard housing a washer/dryer.

This superb apartment would make an ideal first-time purchase, investment opportunity, or low-maintenance home, perfectly positioned to enjoy the convenience of its central location while retaining a sense of privacy and calm.

FEATURES

- Hallway
- Open Plan Kitchen/Dining/Living Room
- Private East Facing Balcony
- Double Bedroom
- Bathroom
- Located in a Luxurious Gated Development
- Moments from Oxted Town Centre
- 1 Secure Underground Parking Space
- 999 Year Lease from 2020

SITUATION

Eden Place enjoys excellent access to Oxted's thriving town centre which is just a short walk away providing an excellent range of educational, recreational and comprehensive shopping facilities together with mainline station serving London Bridge/Victoria in about 33 and 39 minutes respectively, with ThamesLink trains to Blackfriars, Farringdon and London St Pancras International. The M25 Orbital Motorway is easily accessible via Junction 6 with good connections to the other motorway networks, Gatwick, Heathrow and Stansted airports, and the Channel Tunnel.

PROPERTY INFORMATION

- Services: Electric radiators. Mains water and drainage.
- Annual Service Charge Approx, £2,058 | Ground Rent £300.00 | 999-year lease from new
- Local Authority: Tandridge District Council
- Council Tax band:
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops. Tel: 01883 712375

DIRECTIONS

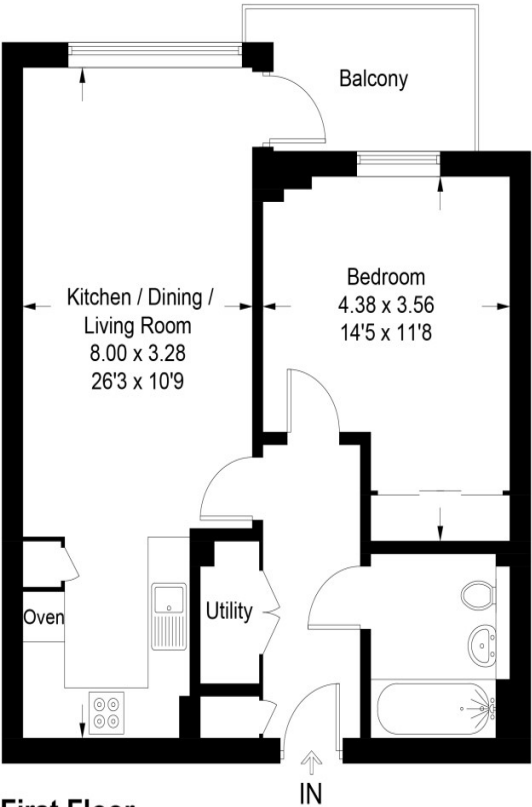
Approaching Oxted from Godstone direction, stay on the A25 until passing under the railway viaduct. Proceed up the hill taking the next left onto Snatts Hill. Continue down ahead onto Station Road East, where Eden Place will be seen about half way up on the left-hand side.



IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Approximate Gross Internal Area = 51.5 sq m / 554 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. (ID1279441)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OXTED

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