



Flat 1, 48 Holmesdale Road, Reigate

Guide Price £270,000



# Flat 1

48 Holmesdale Road, Reigate

A superb opportunity to acquire this charming 1-bedroom ground floor garden flat located just a stone's throw away from Reigate station. As you enter the property, you are greeted by a newly renovated kitchen, creating a modern and inviting atmosphere. The spacious bedroom offers ample natural light, and the convertible basement provides flexibility for future use as a second bedroom. Furthermore, the property boasts a large private garden to the rear, perfect for outdoor dining and relaxation. An added convenience is the off-street parking for one car, ensuring ease of access for residents.

Council Tax band: B

Tenure: Share of Freehold

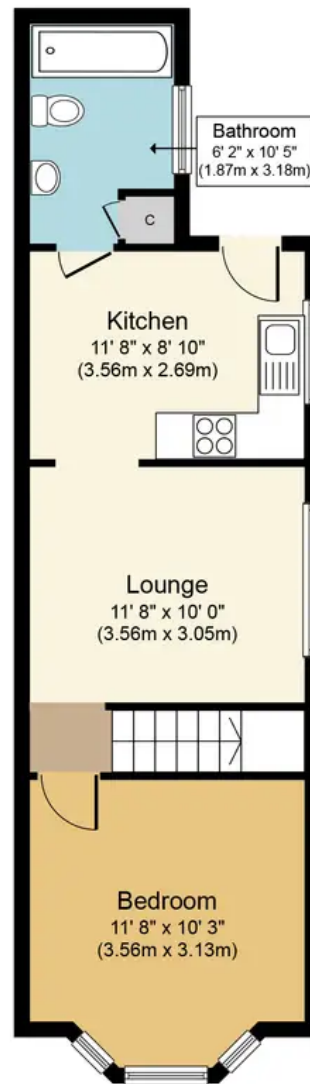
- 1 bed ground floor garden flat
- New kitchen
- Large garden
- Off street parking for one car
- 3 minute walk to Reigate station
- Convertible basement for 2nd bedroom and potential to extend at rear subject to planning







**Basement**  
Approximate Floor Area  
129 sq. ft.  
(12.0 sq. m.)



**Ground Floor**  
Approximate Floor Area  
452 sq. ft.  
(42.0 sq. m.)



**Holmesdale Rd, RH2**  
**Approx. Gross Internal Floor Area 581 sq. ft. (54.0 sq. m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.