



**Downside Court 3-9 Nutfield Road, Merstham, RH1 3EL**  
**Asking Price £289,950**

A two bedroom top floor apartment offered to the market with the benefit of own garden, garage en bloc, fitted kitchen with integrated appliances, family bathroom and sitting room with double doors opening onto balcony. The property is within walking distance to Merstham mainline railway station providing good commuter links to London, Gatwick and the South coast and the M23/25 can be accessed at the Hooley Interchange Junction 7. PLEASE NOTE: Tenant in situ – lease end date January 2026.

## **COMMUNAL FRONT DOOR**

With entry-phone system leading to:

## **COMMUNAL ENTRANCE HALL**

Stairs leading to:

## **TOP FLOOR**

Own front door leading to:

## **ENTRANCE HALL**

Radiator, access to loft via hatch, down-lighters, coved ceiling, smoke alarm, entry-phone system, cupboard housing fuse board, wood style flooring, door to:

## **KITCHEN**

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated double oven with integrated ceramic electric hob, space and plumbing for washing machine, tiled walls, integrated fridge/freezer, space for microwave, rear aspect Upvc double glazed window, down-lighters, coved ceiling, extractor fan, integrated slim-line dishwasher, power points with USB points.

## **SITTING ROOM**

Front aspect Upvc double glazed patio doors giving access to BALCONY, front aspect double glazed windows, vertical radiator, power points, down-lighters, coved ceiling, dimmer switch.

## **MAIN BEDROOM**

Rear aspect Upvc double glazed window, radiator with cover, down-lighters, coved ceiling, power points, wardrobe.

## **BEDROOM 2**

Front aspect Upvc double glazed window, radiator with cover, coved ceiling, down-lighters, power points.

## **FAMILY BATHROOM**

A white three piece suite comprising panel enclosed moulded bath with separate shower over bath, vanity unit with inset wash hand basin, low level WC with concealed cistern, rear aspect Upvc double glazed window, tiled floor, tiled walls, chrome heated towel rail, down-lighters, coved ceiling, cupboard housing boiler.

## **OUTSIDE**

## **OWN GARDEN**

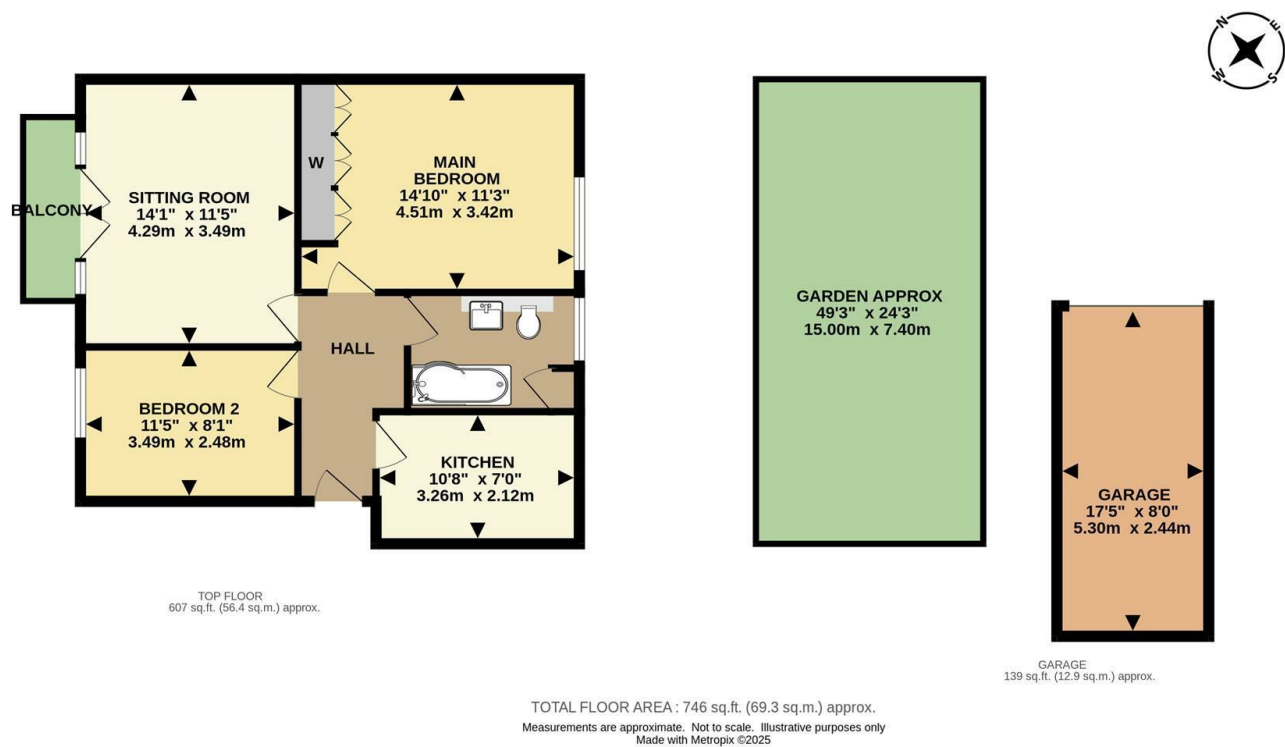
With lawned area and decking.

## **GARAGE EN BLOC**

## **COUNCIL TAAX BAND C**



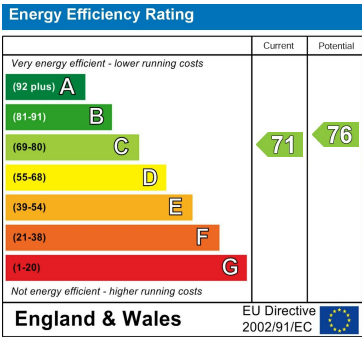
Floor Plan



Area Map



Energy Efficiency Graph



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