



**2A Nailsworth Crescent, Merstham, RH1 3JF**  
**Asking Price £399,950**

A two bedroom modern property with remainder of NHBC Warranty, offered to the market with shower room, utility room, fitted kitchen/breakfast room with breakfast bar, sitting room, family bathroom, double glazing, central heating, tiled flooring and allocated parking. The property is within walking distance to Merstham Village, local shops and mainline railway station which provides good commuter services to London, Gatwick and Brighton. The M23/25 can be accessed at the Hooley Interchange Junction 7 and bus routes serve nearby Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants.

**ENTRANCE PORCH**

With stone floor, wall mounted gas and electric meter, wall mounted light, door to:

**KITCHEN/BREAKFAST ROOM 20'4 x 11'4 (6.20m x 3.45m)**

Front aspect double glazed window, side aspect double glazed patio door giving access to garden, range of wall mounted and base level units, integrated dishwasher, integrated fridge/freezer, concealed lighting, power points, stainless steel sink with mixer tap, radiator, understairs cupboard, thermostat for central heating, breakfast bar, tiled floor, stairs to first floor landing, archway to:

**LOBBY**

Continuation of tiled floor, side aspect double glazed window, power points, door to:

**DOWNSTAIRS SHOWER ROOM**

A three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, shaver point, chrome heated towel rail, wall mounted medicine cabinet, extractor fan, down-lighters, front aspect double glazed window.

**UTILITY ROOM**

Double doors, continuation of tiled floor, space and plumbing for washing machine and tumble dryer, wall mounted boiler, heated water tank, power points, extractor fan, fuse board, control panel for central heating and hot water.

**FIRST FLOOR LANDING**

Rear aspect double glazed window, access to loft via hatch, radiator, power points, door to:

**SITTING ROOM 14'3 x 11'0 (4.34m x 3.35m)**

Front aspect double glazed window, front aspect double glazed patio doors giving access to Juliette balcony, media point, power points, radiator.

**FAMILY BATHROOM**

A three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with shower over bath, tiled walls, tiled floor, wall mounted medicine cabinet, shaver point, down-lighters, extractor fan, chrome heated towel rail.

**MAIN BEDROOM 12'5 x 11'0 (3.78m x 3.35m)**

Front aspect double glazed window, fitted wardrobes with mirror glide doors, radiator, power points.

**BEDROOM 2 13'7 x 9'0 (4.14m x 2.74m)**

Rear aspect double glazed window, radiator, power points, fitted wardrobe with hanging rail and shelving, loft hatch.

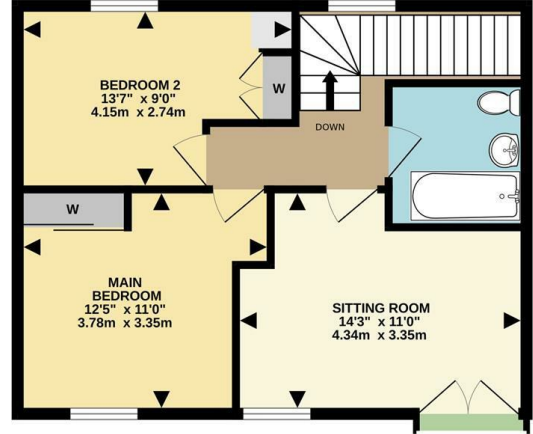
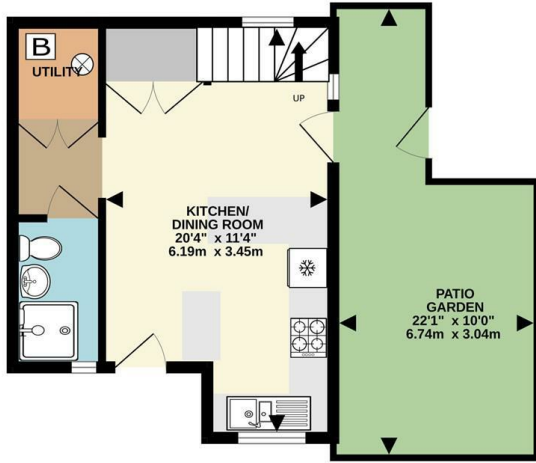
**OUTSIDE****PATIO/REAR GARDEN 20'4 x 11'4 (6.20m x 3.45m)**

Stone patio, outside lighting, outside power points, outside water tap, close board fencing, side access.

**ALLOCATED PARKING TO THE REAR****COUNCIL TAX BAND C****SERVICE/MAINTENANCE CHARGE**

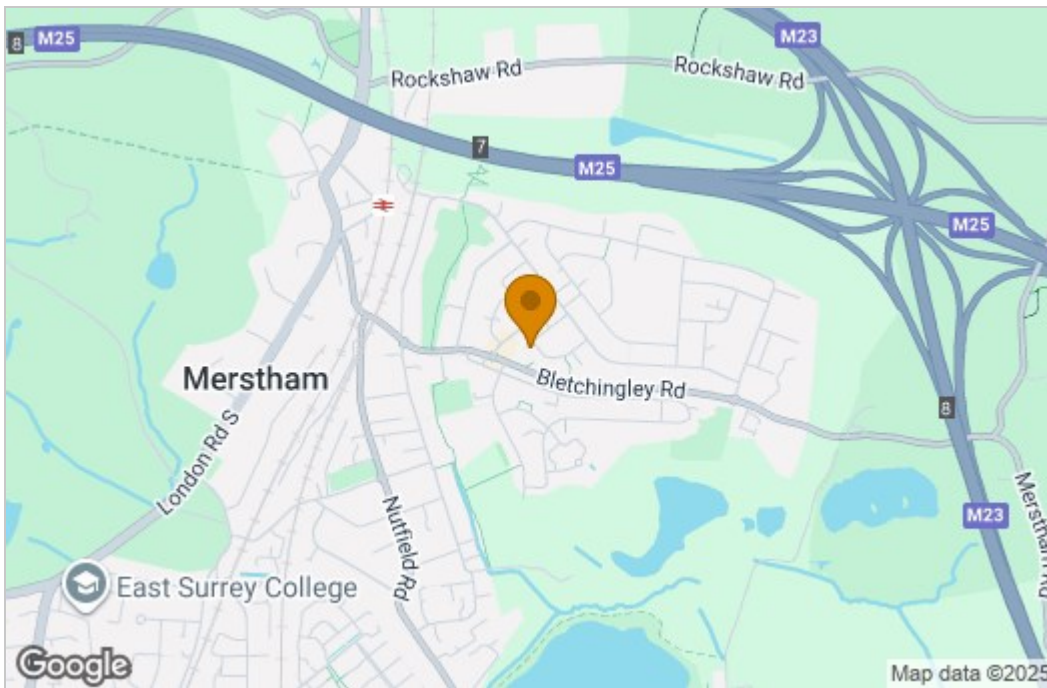
TBC £150 in 2025.

# Floor Plan



TOTAL FLOOR AREA: 784 sq.ft. (72.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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