



Fairlawns, Horley

Guide Price £300,000 – £325,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



A spacious and well-designed first-floor maisonette situated in this quiet cul-de-sac location within a short walk of Horley town centre and railway station.

As you approach the property, you are greeted by a block-paved driveway that accommodates two vehicles and a single garage equipped with light and power and an up-and-over door. There is also access to an attractive, south-facing rear garden, primarily laid out as a patio and lawn area with an additional garden shed, the entire area is enclosed by wooden panel fencing.

The entrance porch has space for shoes and coats and leads to a landing with loft access and an airing cupboard.

The living room is a good size, overlooking the front of the property, with ample space for a 2x2-seater sofa and freestanding furniture. The kitchen is situated to the rear, featuring a range of wall and base units, a sink unit with roll-top work surfaces over. There is plumbing and space for a washing machine and a fridge/freezer, integrated gas hob electric oven is also included.

There are two double bedrooms with plenty of space for a king-size bed and freestanding furniture. The bathroom is situated to the rear, featuring a frosted window, and is equipped with a rear panel bath, mixer taps, shower attachment, wash basin, with storage under the WC. The room also features a heated towel rail and recessed spotlights and is partly tiled.



Agents notes. Permission has been granted for a loft conversion comprising an additional bedroom and bathroom - 22/00835/F and lapses April 2025

Lease Details

Length of Lease - 189 years from 29 September 1958

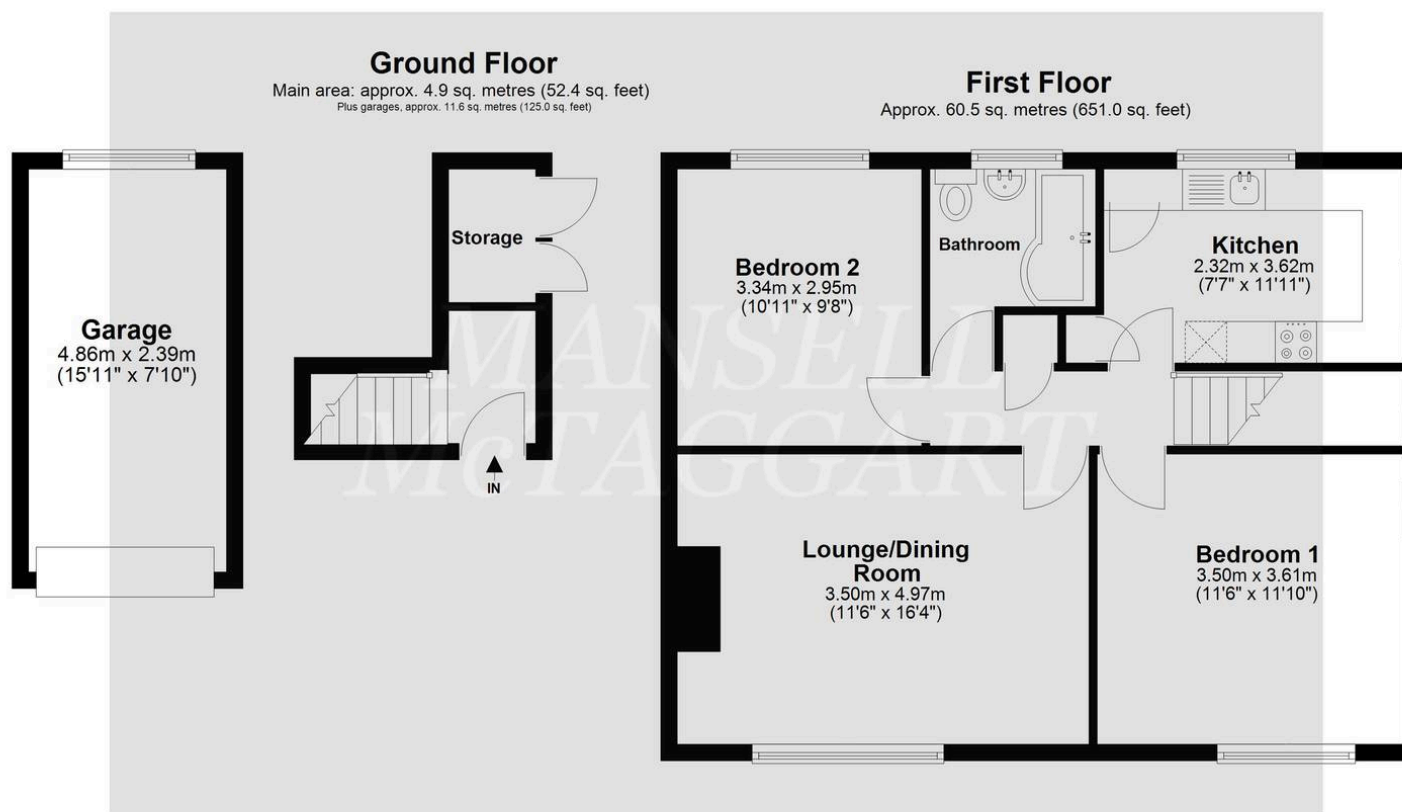
Ground Rent - Peppercorn

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Tenure: Share of Freehold

- A spacious two double bedroom top floor maisonette (Share of Freehold) situated in this sought after location
- Block paved driveway for two cars
- Garage with light and power
- Attractive south-facing rear garden
- Entrance porch with steps leading to a landing
- Light and airy living room- Fitted kitchen
- Two double bedrooms- Bathroom
- Within a short walk of Horley town centre and mainline station
- Council Tax Band 'C' and EPC 'tbc'





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Horley

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