



ELM ROAD

Good Food • Fine Wine

Deli on the Hill

PERCIVAL
VILLAS
1888

ELM ROAD



53A LINKFIELD STREET, REDHILL, SURREY, RH1 6BY
£235,000
LEASEHOLD

***** CHARACTERFUL SPLIT LEVEL APARTMENT WITH TWO BEDROOMS, A BATHROOM AND EN-SUITE SHOWER ROOM *****

Located in a great spot around the corner from Redhill common, and offering wonderful views, this split level conversion apartment has the benefit of a share of the freehold and no ongoing chain.

On the ground floor there is a communal entrance for the three apartments. Up on the first floor you have your private door which opens into an entrance lobby, which has stairs to the second floor. There is a bright, open plan living space which is dual aspect and has a feature fireplace, and a fitted kitchen area with integrated appliances. There is a double bedroom with lovely views, and a bathroom with a very handy utility cupboard that has plumbing for a washing machine. Up on the top floor you have a double bedroom which has Velux windows to the front and side, an en-suite shower room and a large airing cupboard (that has restricted headroom).

The property will be offered with a share of the freehold and a new 999 year lease.

Directly below you have the wonderful Deli on the Hill, which serves up delicious lunches and coffee. In addition, there is a parade of shops just down the road and Redhill town centre itself, with it's mainline trains to central London, is only a short walk.

- SPLIT LEVEL 1ST & 2ND FLOOR
- NO CHAIN
- SUPERB VIEWS
- LOVELY AREA
- CLOSE TO SHOPS
- SHORT WALK TO TOWN
- TWO BEDROOMS
- LONG LEASE
- COUNCIL TAX BAND: C
- EPC RATING: G





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER

14'0" x 12'08" (4.27m x 3.86m)

KITCHEN

5'0" x 5'03" (1.52m x 1.60m)

BEDROOM TWO

10'05" x 8'06" (3.18m x 2.59m)

BATHROOM

10'05" x 6'10" (3.18m x 2.08m)

SECOND FLOOR

BEDROOM ONE

14'01" x 17'01" (4.29m x 5.21m)

EN-SUITE

3'11" x 8'10" (1.19m x 2.69m)

AIRING CUPBOARD

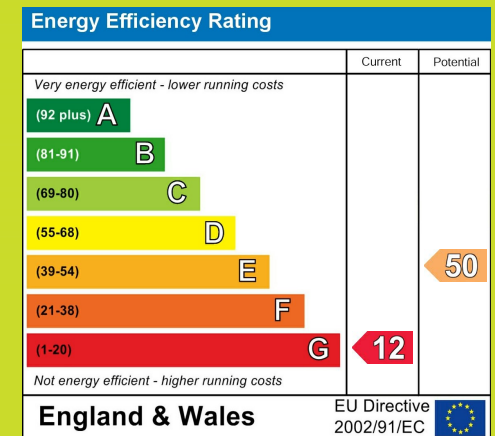
EAVES STORAGE

NEW LEASE OF 999 YEARS WITH SHARE OF FREEHOLD

SERVICE CHARGE: ON AN AS AND WHEN BASIS

GROUND RENT: NONE PAYABLE

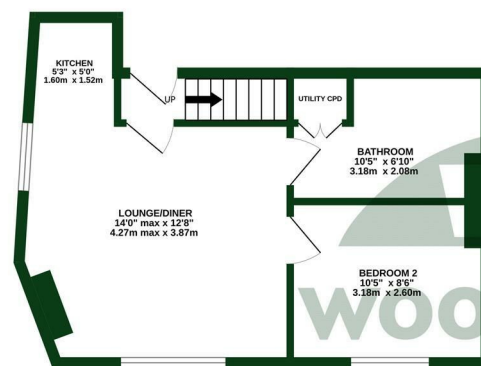




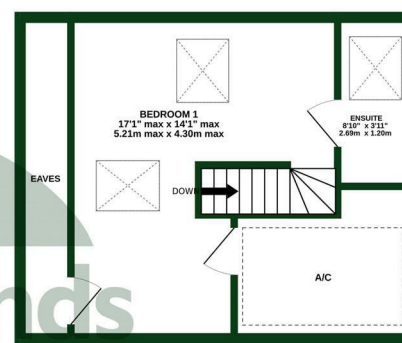
To view this property please call 01737 771777

www.woodlands-estates.co.uk

FIRST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.