



## Tollgate Flats, Scaynes Hill, RH17 7PG



Boasting a share of the freehold, this charming first-floor flat offers 563 square feet of well-appointed living space graced with a touch of modern design as part of a converted Victorian House.

Accommodation includes 2 bedrooms – one double with built-in wardrobes and another versatile room ideal for a nursery or home office. A modern, fitted kitchen welcomes you on entry to the flat leading through to a cosy living room featuring an inviting fireplace, creating a warm hub. A well-maintained bathroom completes the layout. The property also comes with an outside slate roof, brick-built storage shed and a sizeable loft for storage.

This property presents an excellent opportunity for those seeking a balance of convenience and comfortable living.



### ADDITIONAL INFORMATION

Tenure: Leasehold/Share of Freehold

Lease Term: 189 Years commencing on 31 March 1991

Service Charge: £0 per annum

Ground Rent: £0 per annum

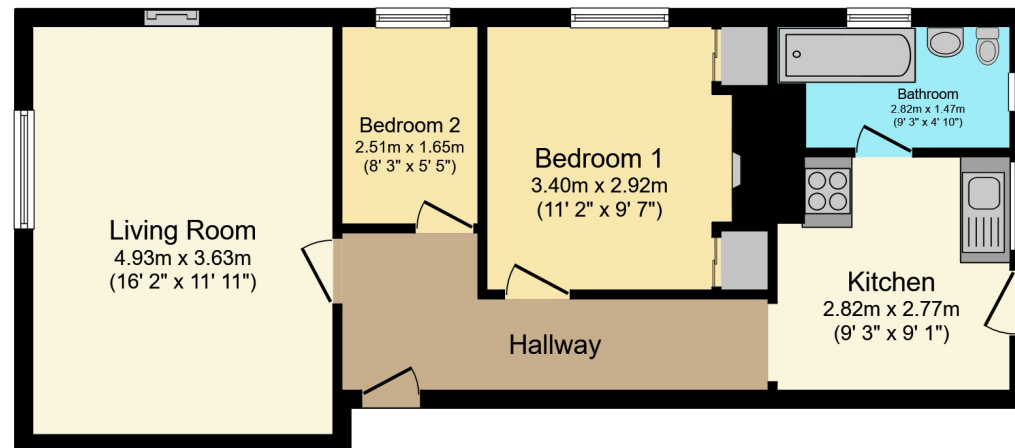
**AGENTS NOTE:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

### Total Approximate Floor Area

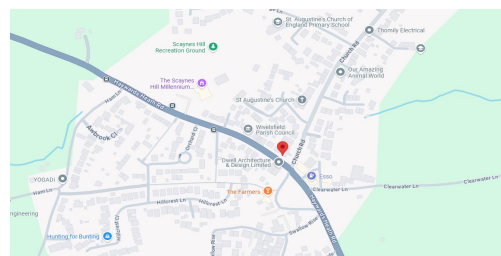
**579 sq ft / 54 sq m**

Viewing arrangements by  
appointment through :

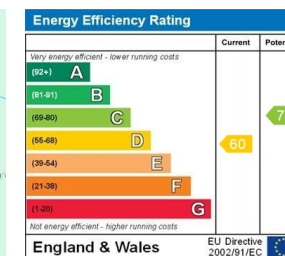
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### Map Location



### EPC Rating



**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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