



Somers Road RH2

£285,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Located on the highly sought-after Somers Road in North Reigate, this elegant first floor conversion apartment is part of a charming period building, constructed in 1905 with Reigate stone and brick. The property boasts impressive 18-inch thick external walls, offering both durability and character.

The spacious reception room is flooded with natural light, featuring defined living and dining areas, a micromarble fireplace with a coal-effect convector gas fire, and picturesque views of the North Downs and the well-maintained communal garden.

The double bedroom benefits from access to a large boarded loft space, offering ample storage, and provides tranquil views to the south. The half-tiled bathroom is fitted with an L-shaped bath and power shower, while the fitted kitchen enjoys west-facing views.



The apartment offers full gas-fired central heating with a new boiler installed in October 2022.

The building was sympathetically extended in 1982 to create nine flats, with virtually all residents holding a share of the management company. This flat enjoys a 147-year unexpired underlease at zero (technically, peppercorn) ground rent. The property includes an allocated parking space and visitors' parking.

Situated in a conservation area, this property is just 300 yards from Reigate station and a short walk to the town's historic high street, offering a perfect blend of period charm and modern convenience. Ideal for those seeking a peaceful yet central lifestyle.







Reigate's charming Historic High Street offers a mix of independent boutiques, well-known stores, and a wide array of cafes, restaurants, and pubs. Local favourites like Beryl and Pegs provide a cosy spot for brunch or coffee, while the vibrant town centre is just a short stroll away.

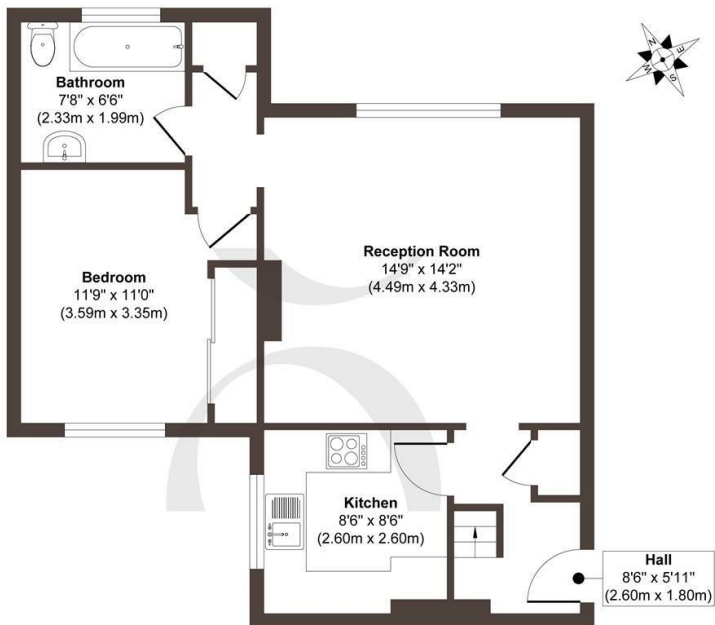
For commuters, Reigate train station provides regular services to London Bridge and Victoria. Access to the M25 is also convenient, a few minutes drive up Reigate Hill, offering quick links to Gatwick Airport and neighbouring Surrey towns.

Set amidst the rolling hills of the North Downs, nearby Reigate Hill is renowned for its breathtaking scenic walks. These paths are popular for Sunday morning strolls and early morning runs, due to the charming Junction 8 coffee stop.









First Floor

Approx. Gross Internal Floor Area 549 sq. ft / 51.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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The Details

- Spacious period conversion apartment within the
 - Conservation area
- Built in 1905, with traditional Reigate stone and brick
- Views across the North Downs and Reigate Hill
- Large reception space with coal-effect convector gas fire
- Double bedroom with South facing views and loft access
- Allocated parking space and visitors parking
- Service charge: £142.29 per month
- Leaseholder owns a share in the Residents' Association Management Company
- The flat enjoys a 147-year unexpired underlease at zero (technically, peppercorn) ground rent. Consequently, this operates like a share of the freehold

Size
Approx 549.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
C



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