



23 Eastgate, Banstead, SM7 1RW



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£300,000

**WH WATSON HOMES**  
Estate Agents

## 23 Eastgate, Banstead, SM7 1RW

Nestled in the charming Nork village, this immaculate two-bedroom house in Eastgate, Banstead, offers a perfect blend of modern living and serene surroundings. Ideally situated close to Banstead train station, this property is perfect for commuters seeking easy access to London while enjoying the tranquillity of village life.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The spacious layout ensures that every corner of the home feels open and airy. The two well-appointed bedrooms are designed for comfort, making them perfect for restful nights.

The property boasts a modern bathroom, equipped with contemporary fixtures that enhance the overall appeal. One of the standout features of this home is the stunning views that can be enjoyed from various vantage points, allowing you to appreciate the beauty of the surrounding area.

Residents will also benefit from low fees, making this property an attractive option for those looking to minimise ongoing costs. Additionally, the communal balcony offers a delightful space to unwind and enjoy the fresh air, fostering a sense of community among neighbours.

This house is not just a place to live; it is a lifestyle choice that combines convenience, comfort, and picturesque views. Whether you are a first-time buyer or looking to downsize, this property in Nork village is a wonderful opportunity that should not be missed.

## Accommodation

Door entry phone system or key fob for entrance

Communal front door to...

Spacious communal entrance hallway, stairs to 2nd floor...

Front door to

Entrance hall

Blockwood flooring, radiator cover, wall mounted door entry phone system, ceiling downlights, ceiling coving, loft access for storage.

Lounge

UPVC double glazed window, feature fireplace with electric log burning stove insert, ceiling cover, radiator.

Kitchen

Beechwood work surfaces with high gloss drawers and cupboards below, matching wall units, one and a half bowl sink with modern chef style chrome mixer tap, built-in oven and electric hob with stainless steel extractor above, cupboard housing gas central heating combination boiler, space and plumbing for washing machine, space for tall fridge freezer, tiled splashback, UPVC double glazed window, ceiling downlights.

Bedroom one

UPVC double glazed window with lovely views over treetops, feature panelled wall, radiator.

Bedroom 2

UPVC double glazed window, radiator.

Bathroom

Modern white three-piece suite comprising 'P' shaped bath with chrome taps and separate electric shower above, pedestal wash hand basin with modern chrome mixer tap, low-level WC with pushbutton flush, part tiled walls and tiled flooring, airing cupboard housing hot water tank and shelving, UPVC double glazed window, chrome radiator/towel rail, ceiling downlights.

Balcony

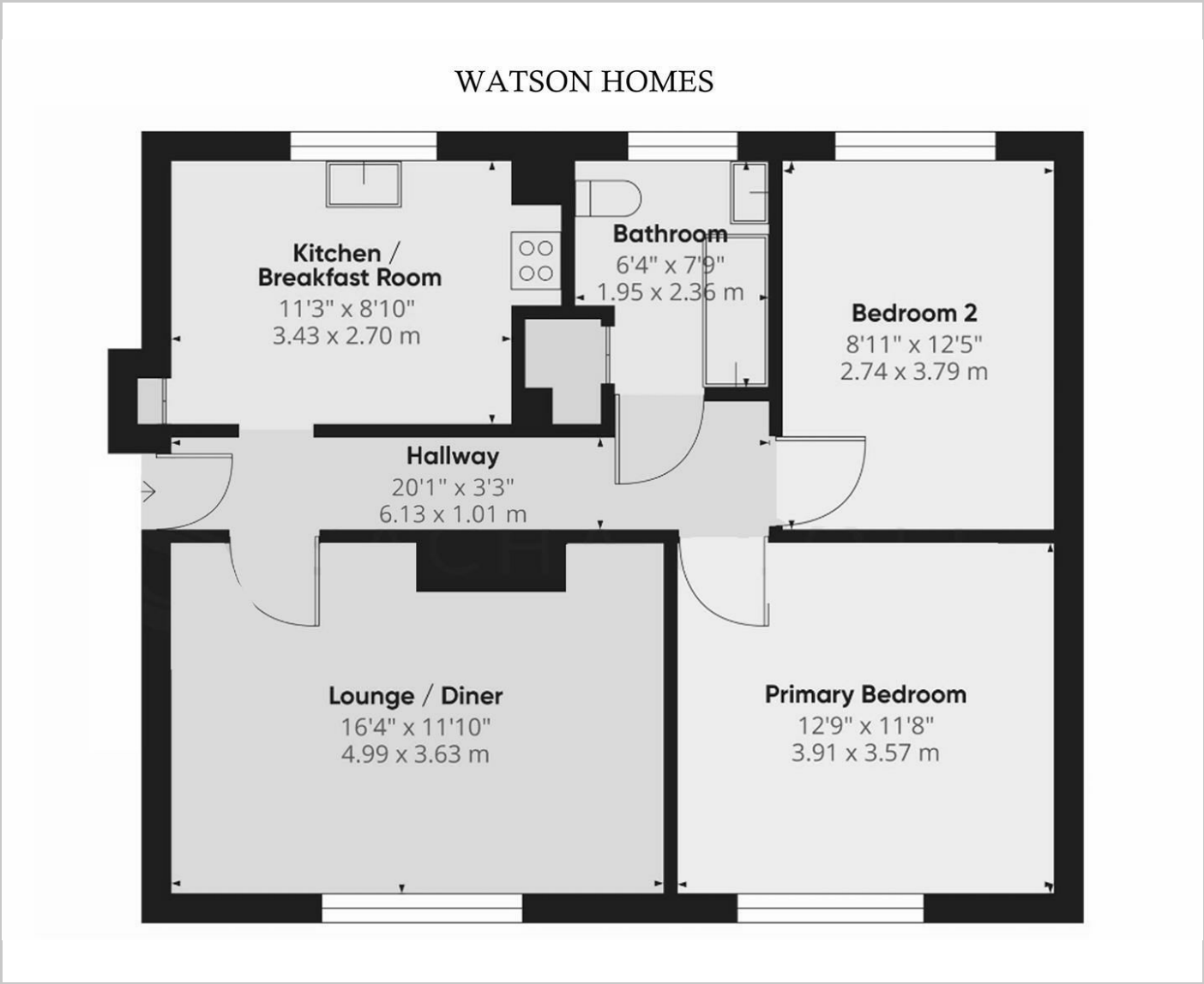
Access via communal area, outside storage cupboard/area, balcony relaxing area.







Floor Plans



Area Map



Energy Performance Graph

