



Connells

Claremont House London Road
Redhill

Claremont House London Road Redhill RH1 2JP

for sale guide price
£190,000 - £210,000



Nestled in a desirable and centrally located part of Redhill, this lower ground floor converted apartment presents a rare opportunity for those seeking a home that blends private outdoor space with modern convenience. Benefitting from its own private entrance and a secluded courtyard-style garden, this charming property offers both a sense of independence and a peaceful retreat, all within easy walking distance of the town centre, train station, and the green open spaces of Redhill's Memorial Park.

As you step through the private entrance, you are welcomed into a thoughtfully arranged living space that immediately feels both comfortable and contemporary. The entrance area opens into the living and dining room, providing the perfect setting for relaxing or entertaining. The modern kitchen is seamlessly integrated into this space and is fitted with sleek cabinetry, quality work surfaces, and a full range of integrated appliances, ensuring both style and practicality for day-to-day use.

The double bedroom enjoys a pleasant dual aspect, allowing for plenty of natural light to filter in. A recessed storage area offers additional practicality without compromising the room's sense of space and comfort.

The shower room has been cleverly designed to maximise space and functionality, featuring a stylish walk-in tiled cubicle with contemporary fixtures and fittings, creating a fresh and inviting atmosphere.



Entrance Area

Kitchen/Dining/Living Room

18' 6" Into kitchen area x 14' 6" Max (5.64m Into kitchen area x 4.42m Max)

Double Bedroom

11' 7" Into recess storage x 9' 4" (3.53m Into recess storage x 2.84m)

Shower Room

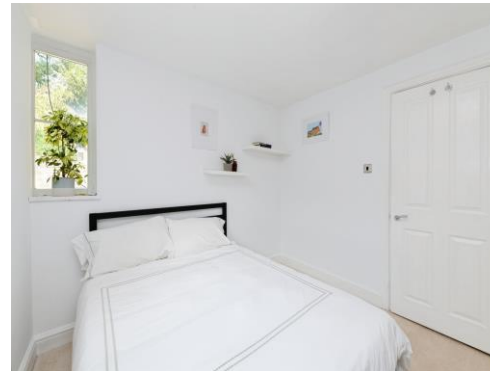
12' x 5' 4" Into cubicle (3.66m x 1.63m Into cubicle)

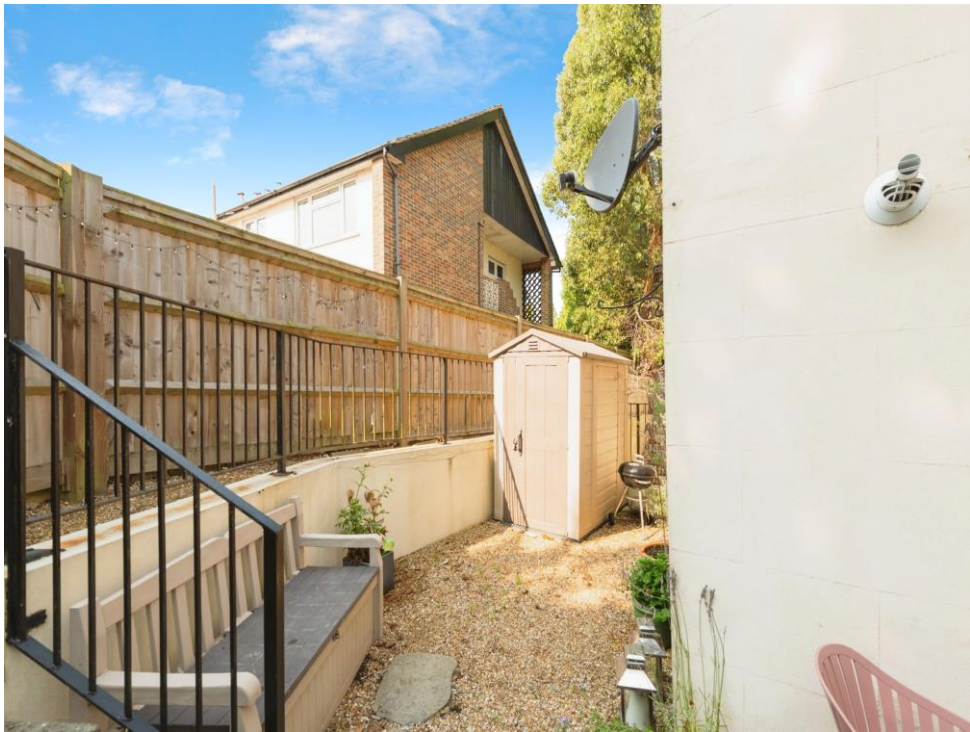
Outside

Private Courtyard Garden

Parking

One space available on a first come first serve basis









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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43 Station Road
 REDHILL RH1 1QH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1619.40

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408276

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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