



Connells

Waveney House Sincots Road
Redhill



Situated in a highly convenient central location, this duplex maisonette offers generously proportioned accommodation arranged over two floors, along with excellent scope for personalisation, allowing you to create a home tailored to your own taste and requirements.

On entering the property, you are welcomed into a hallway that immediately provides practical storage via a built-in cupboard. To the left, the fitted kitchen offers a functional and well-laid-out space, complete with ample work surfaces and cupboards. There is sufficient room to accommodate a breakfast table and chairs too.

The reception room is a comfortable setting for both everyday living and entertaining. Its generous proportions can easily accommodate separate seating and dining zones, while a door leads directly onto a private balcony.

Ascending to the first floor, you will find a reconfigured layout that creates two or three bedrooms, depending on your needs. The current main bedroom benefits from a recessed storage area, while the second bedroom features fitted wardrobes. The additional room is versatile and could serve as a third bedroom, nursery, home office or hobby room, making the property adaptable to a variety of lifestyles. A well-equipped shower room completes the upper floor accommodation.

Externally, residents can take advantage of permit parking, ensuring convenience for those with vehicles. The property also benefits from access to a secure store shed, providing valuable extra storage.



Ground Floor

Entrance Hallway

Living & Dining Room

15' 7" x 10' 1" (4.75m x 3.07m)

With doors opening to a:

Private Balcony

Kitchen

12' 7" x 8' 8" Max (3.84m x 2.64m Max)

First Floor

Landing

Bedroom One

13' 3" x 8' 8" (4.04m x 2.64m)

Bedroom Two

10' 1" x 7' 4" (3.07m x 2.24m)

Study/Bedroom Three

10' 1" x 7' 5" (3.07m x 2.26m)

Shower Room

5' 9" x 5' 6" (1.75m x 1.68m)

Outside

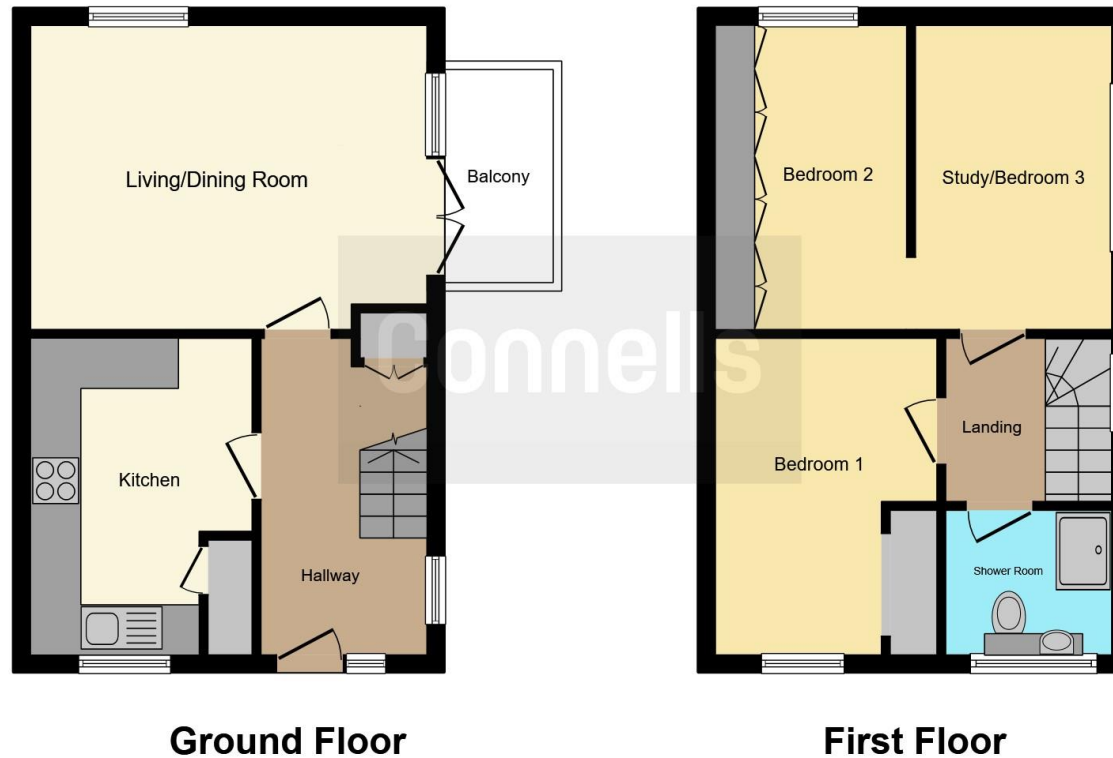
Resident Permit Parking

Secure Store Cupboard









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
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EPC Rating: D Council Tax
 Band: B

Service Charge: 855.17 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408327

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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