



Connells

Laburnum Court
Smallfield Horley



Property Description

A charming two bedroom park home situated in the heart of Smallfield's Laburnum Court Mobile Home Park.

The property is offered to the market with no onward chain and comprises of a spacious double aspect kitchen diner with space for a range of white goods.

There is also a good sized lounge which boasts large windows to the front flooding the room with light.

In addition to this, there are two double bedrooms both offering fitted wardrobe space. There is also an upgraded bathroom with walk in shower unit.

Externally, the property benefits from a private garden laid to patio with unrivalled views over open fields.

There is also the potential to rent a parking space to the front, alongside a communal car park close by.

Located in this popular village location, there is easy access to local shops and pubs as well as access to Horley Town Centre.

Front

Path to door, leading to

Front Door

To

Kitchen

14' 1" x 9' 5" (4.29m x 2.87m)

Door to front and double glazed windows to front and side. A range of base and wall mounted units, space for oven and space for fridge freezer. Plumbing for washing machine and storage cupboard. Laminate flooring, power points and tiled walls.

Lounge

16' 4" x 10' 8" (4.98m x 3.25m)

Double glazed windows to front and side, and door to front. Feature fireplace and surround, TV point, and telephone point. Fitted carpet, power points and radiator.

Bedroom One

11' 2" x 9' 5" (3.40m x 2.87m)

Double glazed window to side, fitted wardrobes, fitted carpet, power points and radiator.

Bedroom Two

8' 5" x 9' 5" (2.57m x 2.87m)

Double glazed window to rear, fitted wardrobes, fitted carpet, power points and radiator.

Bathroom

Double glazed window to side. Low level WC, wash hand basin and vanity unit. Corner shower with shower overhead and laminate flooring.

Garden

Laid to patio with views over open fields

Parking

Communal. Vendor currently rents an allocated space from the site.

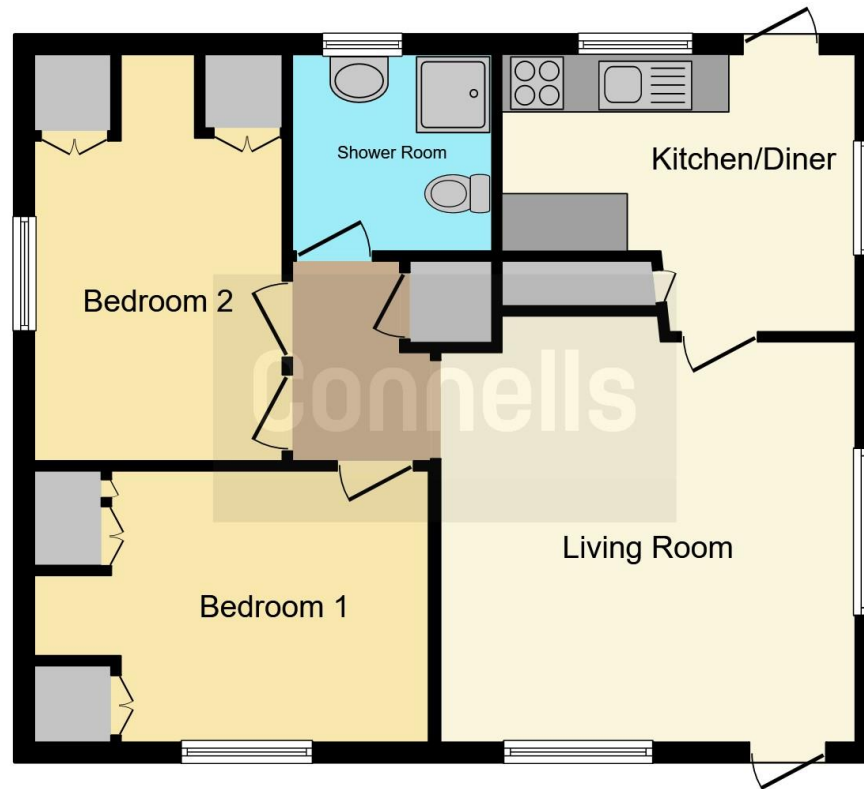
Rent

We have been advised, the owner currently pays £243 a month for rent on the site.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



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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