



**Connells**

Longbridge Road  
Horley



Longbridge Road  
Horley RH6 7EG

for sale  
£200,000



## Property Description

The building is accessed via a secure phone entry system with stairs leading to each floor and the flat is located on the second/top floor. Through the front door, the entrance hall benefits from a storage cupboard for shoes and coats, and leads in to each room of the property.

The spacious lounge is flooded with natural light from the large windows and leads in to the separate kitchen offering ample worktop space with high and low level storage cupboards and space for white goods.

There is a double bedroom also benefiting from built in wardrobe space. The family bathroom features a modern white suite including bath with shower over, low level WC and wash hand basin.

Externally, the development has plenty of well kept grass areas with plenty of communal parking available. The property is located a short distance from Horley Town Centre and Gatwick airport.

## Entrance Hall

Storage cupboard, access to loft

## Kitchen

8' 6" x 6' 8" ( 2.59m x 2.03m )

Double glazed window to side, stainless steel with sink drainer, eye level and base units, work surface, electric oven, electric hob with extractor fan over, integrated washer/dryer, integrated fridge/freezer

## Lounge

16' 1" x 9' 3" ( 4.90m x 2.82m )

Double glazed window to side, electric heater

## Bedroom One

9' x 8' 7" ( 2.74m x 2.62m )

Double glazed window to front, electric heater

## Bathroom

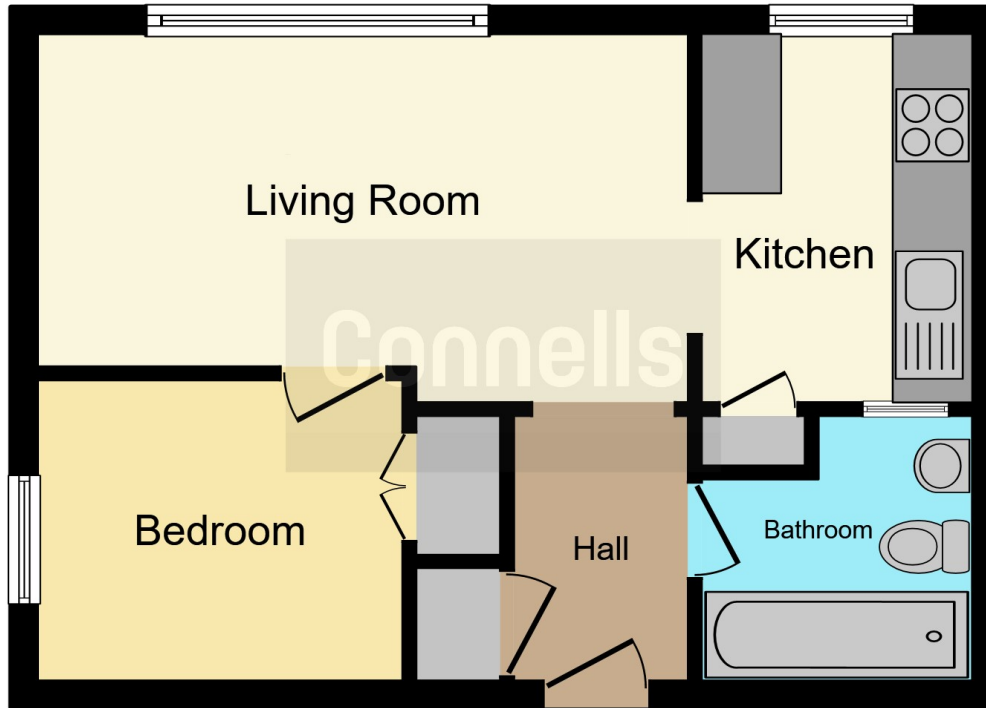
Bath with shower over, wash hand basin, W.C, shaver point











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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1965. 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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