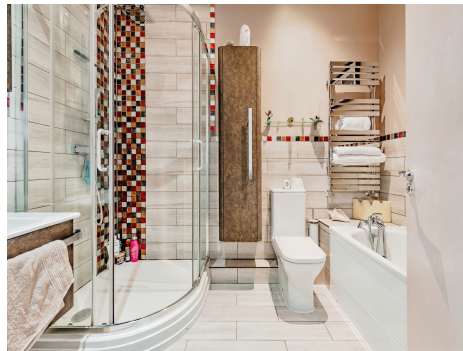




# Elbourne House Lumley Road Horley RH6 7LB

for sale  
£300,000



## Property Description

Located on the second floor of Elbourne House, centrally located within Horley Town Centre and in walking distance of Horley Train Station, is this two-bedroom apartment offered to the market with NO ONWARD CHAIN.

The building is accessed via a secure phone entry system with stairs and lift leading to each floor of the building. Through the front door to the apartment, the entrance hall leads to each room of the property and benefits from a large storage cupboard and airing cupboard. As you walk through, you will immediately appreciate the love and care that the current owner has given to the apartment.

The lounge is a very good size and is flooded with natural daylight coming in through the double doors leading out to the balcony. There is a separate kitchen/diner with modern fittings offering plenty of high and low level storage, ample worktop space plus integrated appliances including recently purchased washing machine and dishwasher as well as a gas hob and electric oven.

There are two double bedrooms, each benefitting from wardrobes, with the master featuring built in wardrobes with sliding mirror doors, a Juliet balcony and en-suite shower room with WC and wash hand basin. The main bathroom features a full four-piece suite including shower cubicle, bath, low level WC and wash hand basin.

The property is wonderfully decorated throughout and gives any potential buyer the opportunity to move straight in to a "ready-to-go" property.

## Entrance Hall

Storage cupboard, airing cupboard, phone entry system

## Lounge

19' 10" x 15' 6" ( 6.05m x 4.72m )  
French doors to balcony, two radiators

## Kitchen

14' 7" x 9' 11" ( 4.45m x 3.02m )  
Eye level and base units, work surfaces, stainless steel sink with drainer, gas hob with extractor over, electric oven, space for fridge/freezer, integrated dishwasher, integrated washing machine

## Bedroom One

15' 10" max x 13' 10" max ( 4.83m max x 4.22m max )  
Double glazed window to front, double glazed french doors to Juliet balcony, sliding mirrored door wardrobes, radiator

## Bedroom Two

15' 8" x 8' 3" ( 4.78m x 2.51m )  
Double glazed window to front, wardrobes, radiator

## Bathroom

Wash hand basin, W.C, shower cubicle, bath, heated towel rail









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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30 High Street  
HORLEY RH6 7BB

**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY403986](http://connells.co.uk/Property/HLY403986)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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