



Connells

Middleton House 43-49 High Street
Horley

Middleton House 43-49 High Street Horley RH6 7BN

for sale guide price
£270,000



Property Description

Situated in desirable Middleton House in the heart of Horley town centre, this stylish and well-presented two bedroom apartment offers modern living with superb convenience. Just moments from Horley train station, it's ideal for commuters and first-time buyers alike.

The property features a bright and spacious open-plan lounge, kitchen and dining area with far-reaching views across the town. The contemporary kitchen comes complete with a range of fitted appliances, perfect for modern living.

The accommodation includes a generous master double bedroom and a second bedroom with fitted wardrobe space. The stylish bathroom is well-appointed with a bath, WC, sink, and a separate shower cubicle.

Additional benefits include an allocated parking space, 996 years remaining on the lease, no ground rent.

Entrance Hall

Storage cupboard, video phone entry system

Lounge/ Kitchen

15' 11" max x 17' 9" max (4.85m max x 5.41m max)

Two double glazed windows to front, eye level and base units, work surfaces, integrated dishwasher, integrated fridge/freezer, electric oven, electric hob, radiator

Bedroom One

13' 7" x 9' (4.14m x 2.74m)

Double glazed window, radiator

Bedroom Two

10' x 9' 1" (3.05m x 2.77m)

Double glazed window to side, built in wardrobes with sliding mirrored doors, radiator

Bathroom

Bath, shower cubicle, wash hand basin, W.C, heated towel rail, extractor fan







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

T 01293 785 346
E horley@connells.co.uk

30 High Street
 HORLEY RH6 7BB

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404719

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HLY404719 - 0003