

B BROOK
HOUSE





BROOK HOUSE

Introducing Brook House, a unique collection of converted apartments situated in the heart of the affluent market town of Reigate, with parking to selected units.

Brook House will appeal to the environmentally conscious with energy-saving downlighters and electric heaters throughout ensuring you're making the sustainable choice.

You'll love the living and kitchen areas, whereby the stylishly contemporary laminate smoked oak flooring, stone worktops, and fitted matt grey cabinetry ensure an on-trend look that'll be the envy of your friends. The range of integrated appliances including washing machine, built-in under-counter oven, four plate hob, cooker hood and fridge freezer means you're fully equipped for the daily mechanics of life.

The full suite of bathrooms offer porcelain grey tiles to the floor and wet areas, and with chrome shower mixers, tap fittings and heated towel rail provide a modern yet functional feel throughout.

For the modern professional, with the increased advent of working from home/hybrid working, the apartments have excellent optic fibre broadband capabilities.

A stunning combination of studio, one and two-bedroom luxury apartments, make Brook House the place you'll want to call home.





ABOUT THE AREA

Situated just off Reigate's High Street, Brook House enjoys one of Surrey's most stellar locations. Adjacent to the attractive Priory Park and close to Reigate Priory Cricket Club and the Lawn Tennis Club, there is a plethora of green space for you to enjoy.

In terms of the High Street itself, the independent boutiques nicely complement the convenient chains. This heady mix ensures a thriving community and a choice of amenities for tackling everyday life.

For commuters, Reigate proves to be a popular choice; Brook House is a 10-minute walk away from the local train station. With ready access into the capital in around 50 minutes, let the train take the strain. For those preferring to use their vehicle, the M25 is a few minute's drive away, ensuring convenient access to London and the Southeast.

For those seeking education options for your children, Reigate is well served with Ofsted-rated 'Good' primary schools, and in terms of secondary

options, there are comprehensive, grammar and independent school options.

With Reigate and the many surrounding areas a designated 'Area of Outstanding Beauty', be sure to check out the glorious countryside that the North Downs and the Surrounding Areas have to offer. With all-encompassing views, Reigate Hill and Gatton Park is a site to behold – one of the county's hidden treasures on your doorstep to explore all year round.



5a1

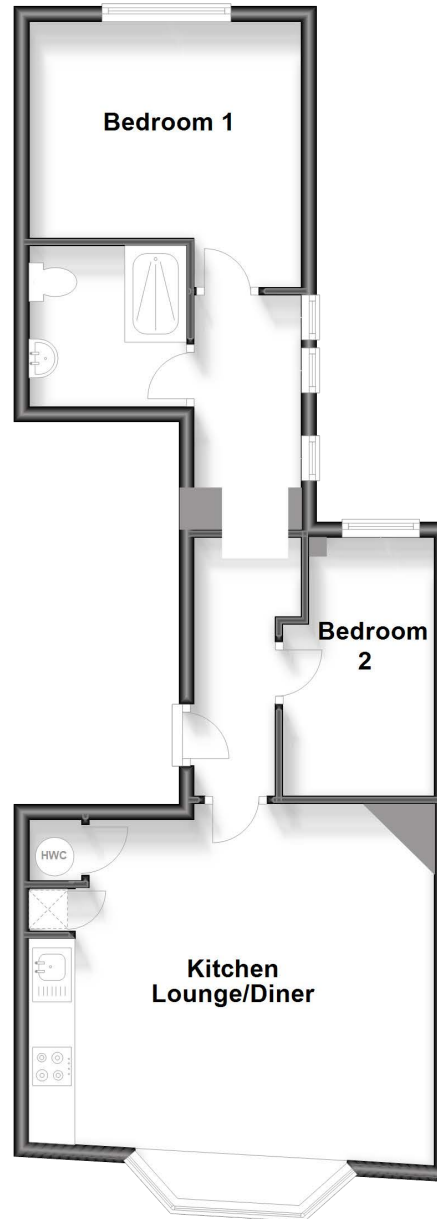
Kitchen/Lounge/Diner	17'3 x 15'5
Bedroom 1	11'8 x 9'2
Bedroom 2	6'5 x 11'7
Bathroom	6'5 x 6'8

5a2

Kitchen/Lounge/Diner	17'5 x 15'7
Bedroom 1	8'3 min / 11'9 max x 13'6 (L shape)
Ensuite	3'2 x 7'9
Bedroom 2	10'9 x 11'8
Possible study area	6'4 x 5'8
Bathroom	4'8 x 6'0

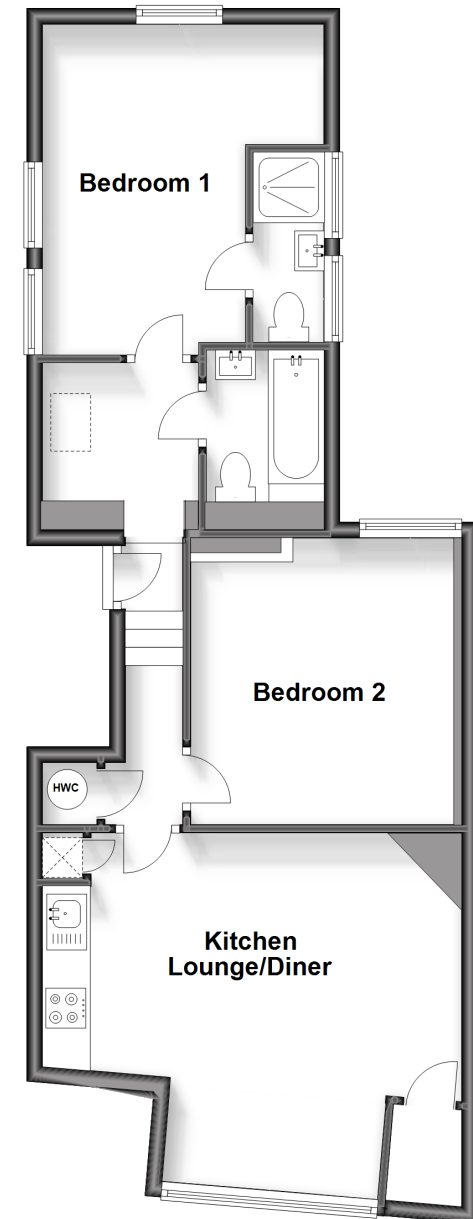
First Floor 5a1

Approx. 54.7 sq. metres (589.3 sq. feet)



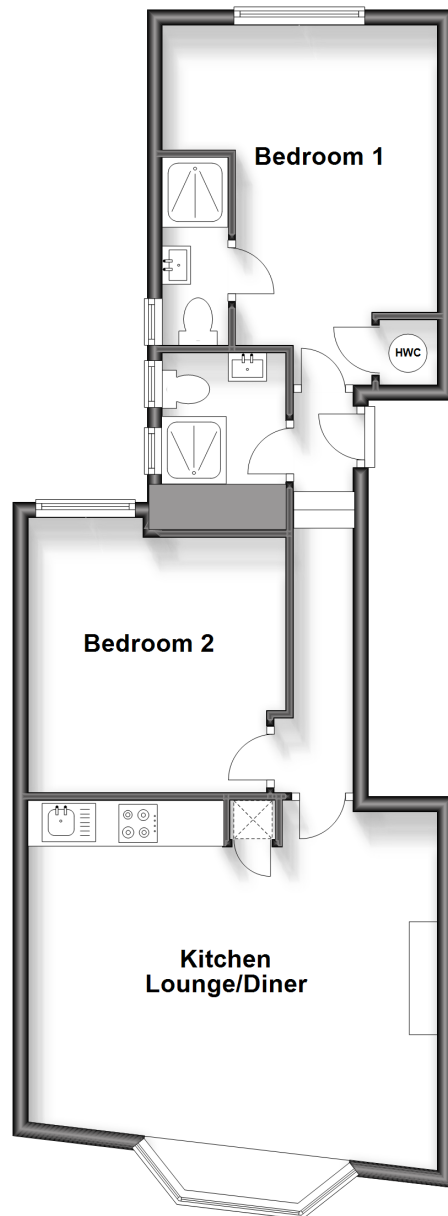
Second Floor 5a2

Approx. 60.5 sq. metres (651.7 sq. feet)



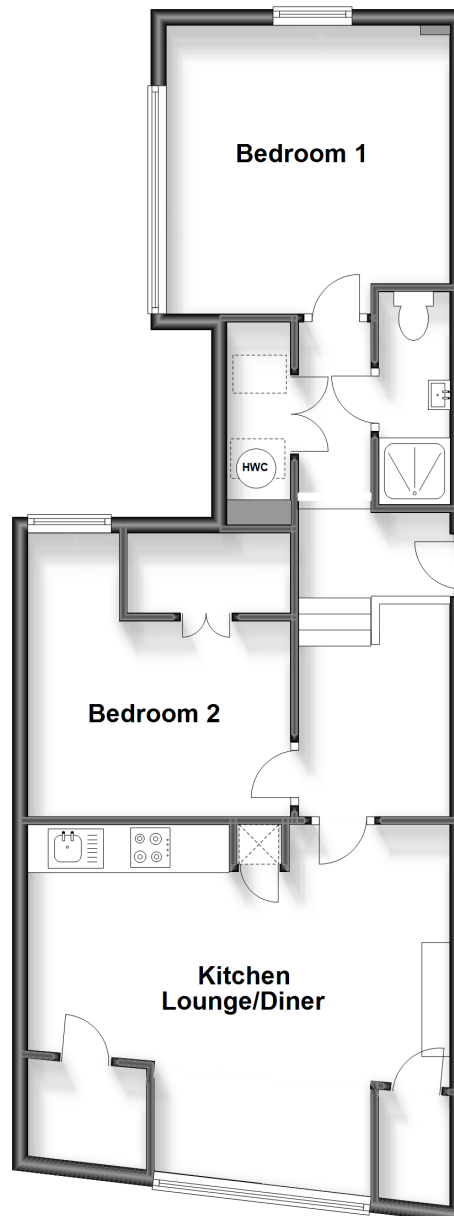
First Floor 7a1

Approx. 61.4 sq. metres (661.0 sq. feet)



Second Floor 7a2

Approx. 64.7 sq. metres (696.1 sq. feet)



7a1

Kitchen/Lounge/Diner	14'9 x 17'7
Bedroom 1	8'6 min/ 11'8 max x 13'9
Ensuite	2'8 x 8'1
Bedroom 2	11'1 x 10'8
Shower room	5'6 x 5'4

7a2

Kitchen/Lounge/Diner	17'6 max x 14'7 max
Bedroom 1	12'0 x 12'0
Bedroom 2	11'0 x 11'8 max / 8'1 min (L shape)
Possible study area	6'0 x 9'2
Shower room	3'0 x 8'9



9a1

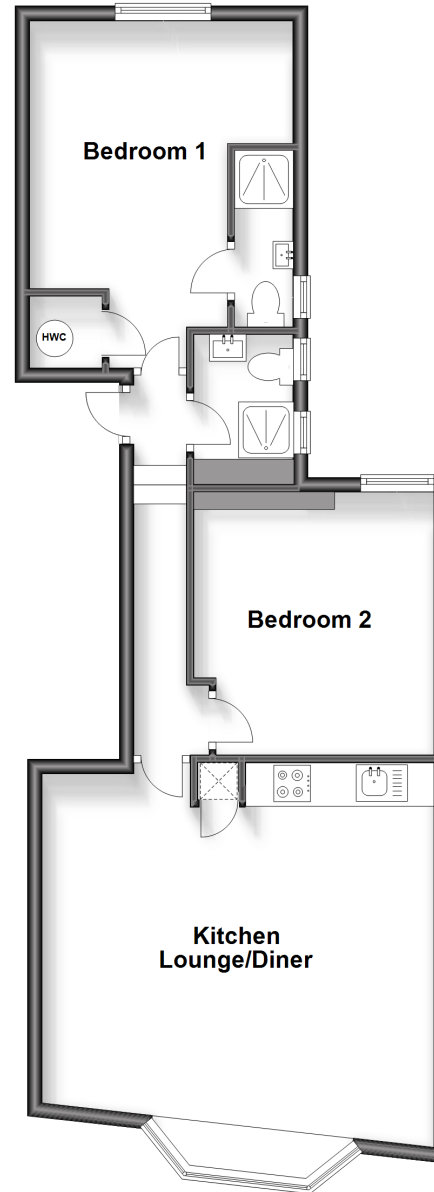
Kitchen/Lounge/Diner	17'5 x 17'0
Bedroom 1	8'7 min / 11'9 max x 15'8
Ensuite	2'8 x 8'0
Bedroom 2	10'7 x 11'0
Shower room	3'6 x 5'3

9a2

Kitchen/Lounge/Diner	17'0 max x 17'7 max
Bedroom 1	12'1 x 12'1
Bedroom 2	10'6 x 8'1 min / 11'8 max
Shower room	3'0 x 9'1

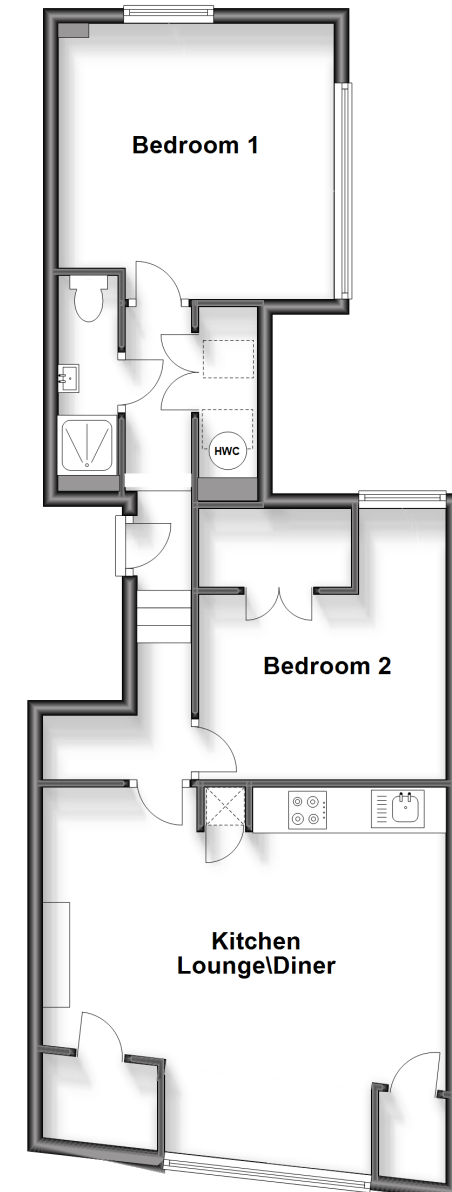
First Floor 9a1

Approx. 62.7 sq. metres (675.3 sq. feet)



Second Floor 9a2

Approx. 63.4 sq. metres (682.2 sq. feet)



First Floor 11a1

Approx. 47.3 sq. metres (509.2 sq. feet)

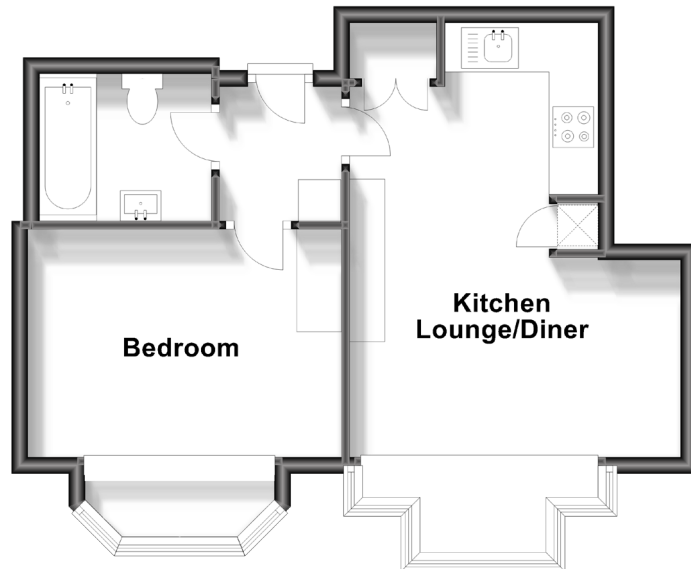


11a1

Kitchen/Living/Diner	17'3 x 9'8
Bedroom 1	10'0 x 17'1
Bedroom 2	11'0 x 9'8
Bathroom	5'0 x 7'4

First Floor 11a2

Approx. 41.3 sq. metres (444.2 sq. feet)



11a2

Kitchen/Lounge/Diner	13'3 max x 18'7 max
Bedroom 1	12'6 x 11'7 max
Bathroom	7'0 x 6'0



11a3

Kitchen/Lounge/Diner 19'7 x 10'2 min /
14'0 max
Bedroom 1 9'5 max x 20'6 max
Bathroom 9'5 max x 9'6 max

11a4

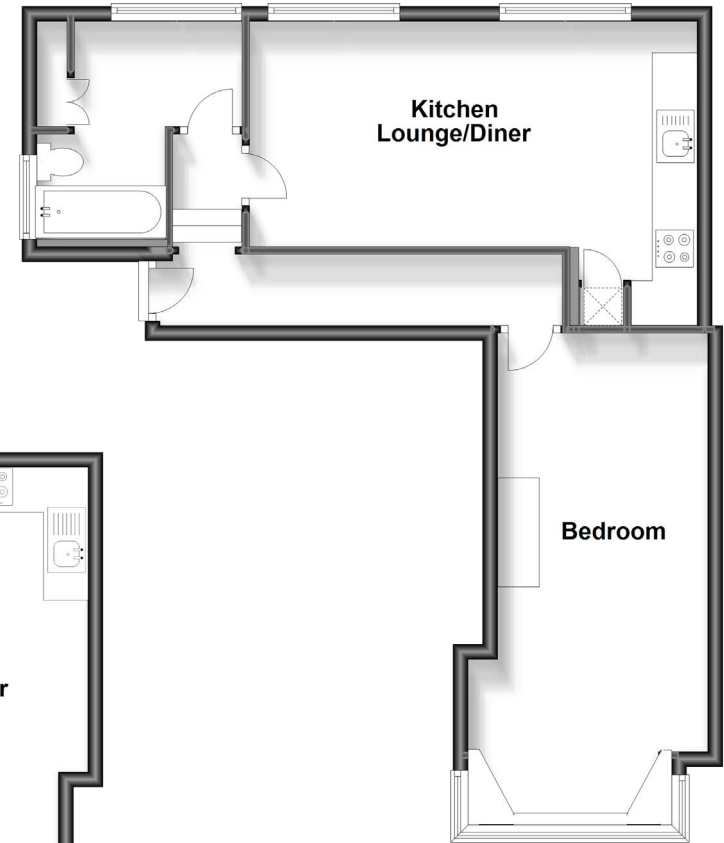
Kitchen/Lounge/Diner 13'5 x 18'4
Bedroom 1 12'2 x 11'2
Bathroom 9'2 x 6'0

11a5

Studio (Kitchen/Living/Bedroom) 21'5 x 12'9
Bathroom 9'1 x 3'7

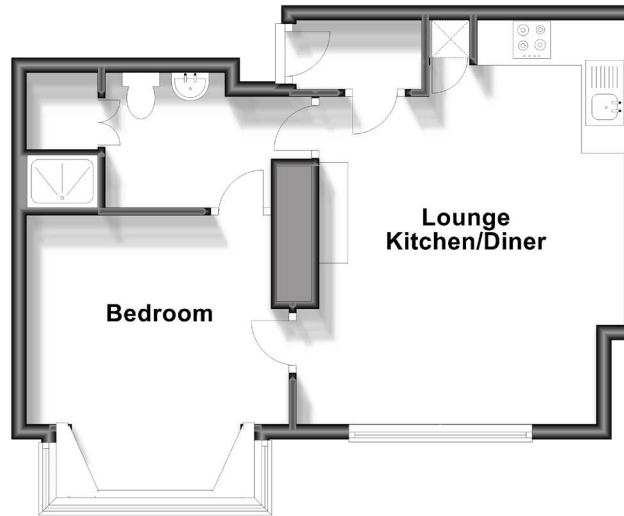
Second Floor 11a3

Approx. 53.1 sq. metres (571.5 sq. feet)



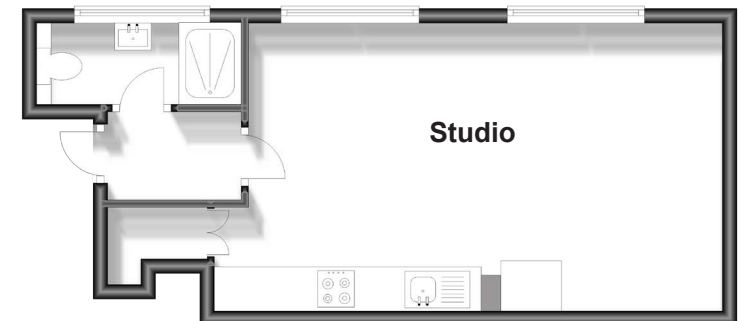
Second Floor 11a4

Approx. 42.4 sq. metres (456.9 sq. feet)



Third Floor 11a5

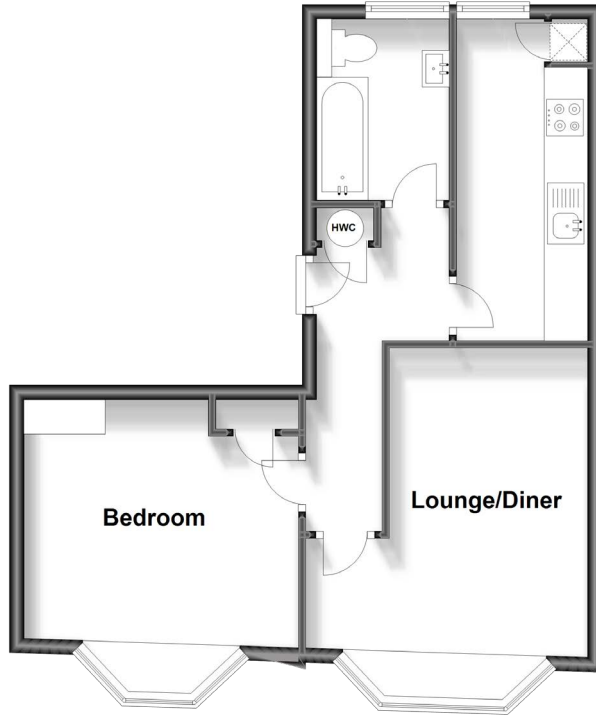
Approx. 33.2 sq. metres (357.1 sq. feet)





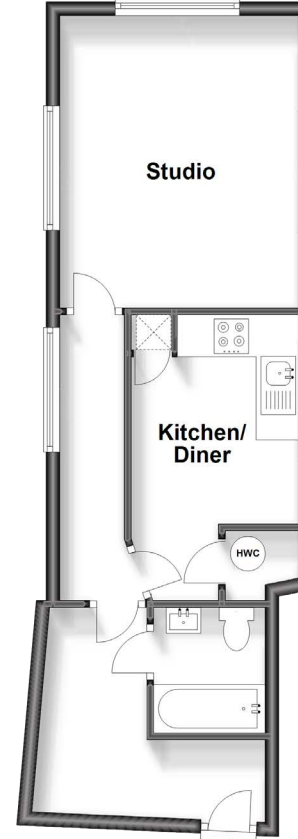
First Floor 13a1

Approx. 46.1 sq. metres (495.8 sq. feet)



First Floor 13a2

Approx. 39.0 sq. metres (419.4 sq. feet)



13a1

Lounge/Diner	8'9 x 13'9
Kitchen	6'0 x 14'5
Bedroom 1	12'1 x 11'0
Bathroom	8'0 x 6'0

13a2

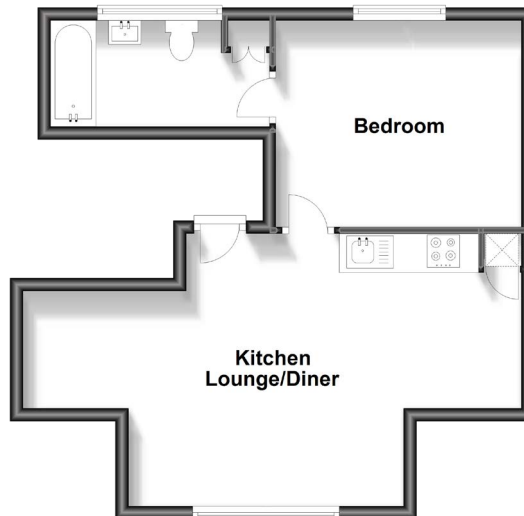
Living Room/Bedroom	11'3 x 13'8
Kitchen/Diner	8'0 x 10'0
Entrance Hall/Study Space	10'0 x 6'0 (L shape)
Bathroom	6'0 x 5'4

13a3

Kitchen/Lounge/Diner	25'10 max / 14'0 min x 13'7
Bedroom 1	12'4 x 10'6
Bathroom	8'7 x 5'3

Second Floor 13a3

Approx. 42.8 sq. metres (460.9 sq. feet)





LOCATION MAP



SPECIFICATION

EXTERNAL & COMMUNAL

- Secure bike store
- Audio entry system for each apartment
- Exterior lighting to car park
- Energy saving downlighters
- Electric heating throughout

LIVING / KITCHEN AREAS

- 'Smoked Oak' laminate flooring
- Fitted matt grey kitchen cabinetry with stone worktops
- Stainless-steel kitchen sinks with chrome taps
- Integrated appliances include washing machine, built-under oven, 4 plate hob, cooker hood and fridge freezer
- Stone kitchen worktop upstands
- Energy saving downlighters



BEDROOMS

- Energy saving downlighters
- 'Smoked Oak' laminate flooring

BATHROOMS

- Large size porcelain grey tiles to floor and wet areas
- Chrome shower mixers and tap fittings
- Fixed shower panels (to selected plots)
- Chrome electric heated towel rails
- Recessed energy saving downlighters
- Electric heating water storage tank and distribution





5 - 13 WEST STREET, REIGATE, RH2 9BL

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