



**Guide Price**  
**£900,000**

**Freehold**

3x  1x  2x 

**Belmont Road, Reigate,  
Surrey, RH2**

**OVER 60?**

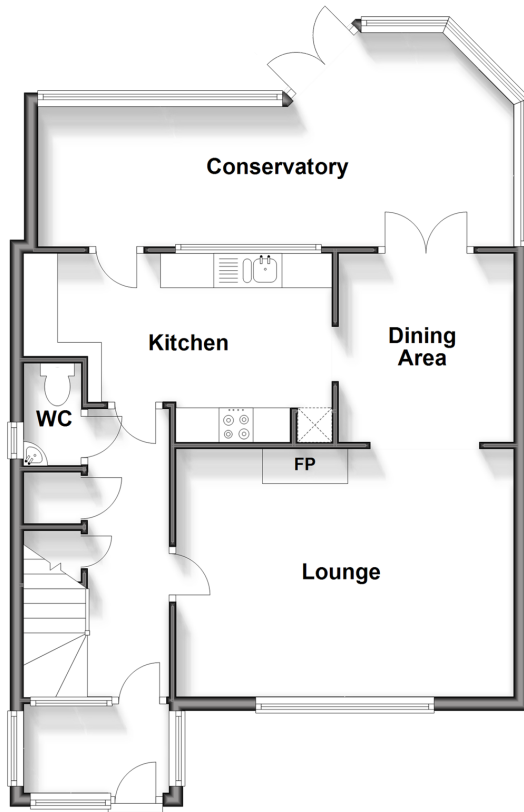
Secure this property  
for up to **59% less!**

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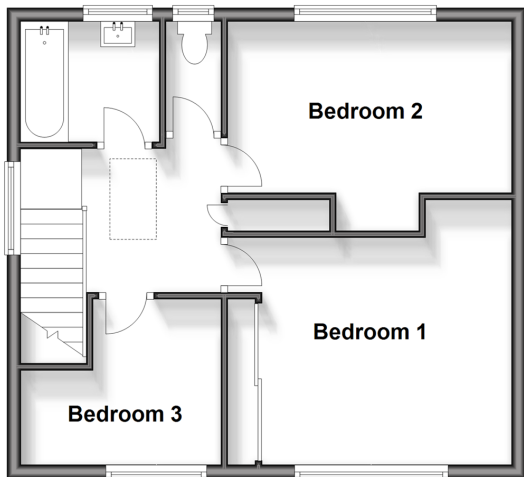
## Ground Floor

Approx. 66.6 sq. metres (716.8 sq. feet)



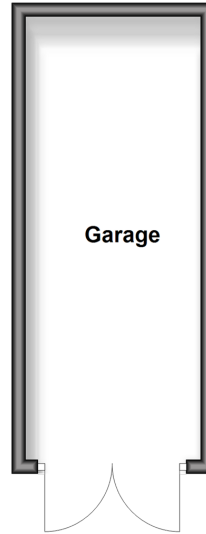
## First Floor

Approx. 46.5 sq. metres (500.2 sq. feet)



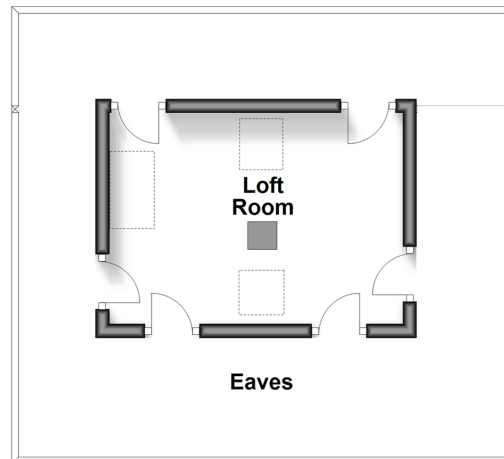
## Lower Ground Floor

Approx. 16.5 sq. metres (178.1 sq. feet)



## Loft

Approx. 13.2 sq. metres (142.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 16'3 x 11'6 (4.96m x 3.51m)

Dining Area: 9'5 x 8'5 (2.87m x 2.57m)

Conservatory: 21'0 x 10'5 (6.41m x 3.18m)

Kitchen: 14'0 x 7'10 (4.27m x 2.39m)

### FIRST FLOOR

Landing

Bedroom 1: 13'2 x 10'7 (4.02m x 3.23m)

Bedroom 2: 13'6 x 8'8 (4.12m x 2.64m)

Bedroom 3: 8'0 maximum x 6'8 maximum (2.44m x 2.03m)

Bathroom: 6'7 x 6'5 (2.01m x 1.96m)

Separate Toilet

### LOFT

Loft Room: 20'0 x 10'0 (6.10m x 3.05m)

Eaves

### OUTSIDE

Front Garden

Drive for 2 Cars

Garage: 20'0 x 8'0 (6.10m x 2.44m)

Rear Garden



## Main features

- Price Guide £900,000-£950,000
- A 1950's detached house set in one of the 'premier roads' of Reigate
- Large plot with mature rear garden
- Short walk to excellent local amenities and state and private schools . Close to town & station
- Flexible accommodation, conservatory/dining room and loft room which can be used as a study/hobbies



### Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.6 miles, St John's Primary 0.6 miles, Sandcross School 0.9 miles  
 Secondary Schools: Reigate Grammar School 0.3 miles, Dunottar School 0.3 miles, Reigate School 0.4 miles



### Transport Information

Train Stations: Reigate 0.8 miles, Earlswood 0.9 miles, Redhill 1.3 miles



### Address

Belmont Road, Reigate, Surrey, RH2



### Directions

For directions to this property please contact us.





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Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



21607869/20250117/NF1/JB1