

**01883 348035**



**\*A TWO BEDROOM END OF TERRACE HOUSE, AN IDEAL FIRST HOUSE PURCHASE! \*** **\*LARGE FRONT FACING**  
**\*LIVING ROOM & KITCHEN/DINING ROOM WITH ACCESS TO THE REAR PATIO GARDEN\***  
**\*BOTH BEDROOMS HAVE BUILT-IN WARDROBES\* \* DOUBLE GLAZED & GAS CENTRAL HEATING\*,**  
**\*DOUBLE WIDTH DRIVEWAY\* \*FULLY RE-DECORATED, READY TO MOVE IN,**  
**CONVENIENT LOCATION CLOSE TO TOWN AND COUNTRYSIDE\***

**A DECEPTIVELY LARGE TWO BEDROOM END OF TERRACE HOUSE** set in a Courtyard Development within South Godstone located adjacent to the road leading to South Godstone Railway Station. The house has a large Living Room which opens onto a great size Kitchen/Dining Room. Both Bedrooms have built-in wardrobes and the Bathroom has a separate bath and shower. Outside there is an enclosed patio Garden and a driveway with parking for two vehicles. **VIEWING HIGHLY RECOMMENDED, NO ONWARD CHAIN!**

**St Stephens Court Eastbourne Road Godstone Surrey RH9 8EU**  
**ASKING PRICE £395,000 FREEHOLD**



### **DIRECTIONS**

From the A22 junction with the M25 continue along the A22 towards South Godstone and East Grinstead. On entering South Godstone turn right into Woodlands Drive, take the first left into Oaklands, at the junction turn right and then left into St Stephens Court, the house is the last house on the right hand side.

### **LOCATION**

South Godstone is a small village located in the Tandridge district of Surrey, England. The village is situated on the A22 road, which connects London to Eastbourne.

The village is also well-connected, with regular bus services to nearby towns and cities and a Railway Station with a service to Redhill and then a change of trains to London Bridge. The M25 motorway, junction 6, is only approximately three to four miles from South Godstone, so ideal for the Commuter.

There is a useful Convenience Store for everyday essentials within the Shell Petrol Garage on the A22 and St Stephens Infant School in nearby Hunters Chase. A convenient location between Caterham in one direction and East Grinstead in the other, both have supermarkets and local shopping facilities.

**A GREAT LOCATION, CLOSE TO TOWN  
AND OPEN COUNTRYSIDE.**

### **ACCOMMODATION**

#### **ENTRANCE HALLWAY**

Part panelled and glazed front door, sunken doormat, radiator, coved ceiling, electric fuse box and staircase to first floor. Door to

#### **LIVING ROOM** 14' 0" x 11' 3" (4.26m x 3.43m)

Double glazed diamond leaded light window to the rear. Featuring a coved ceiling, double radiators, telephone and TV points and an under-stairs cupboard with light. Opening to:

#### **KITCHEN/DINING ROOM** 14' 5" x 10' 7" (4.39m x 3.22m)

Double glazed window to the rear and double-glazed French doors also opening to the rear. Coved ceiling and tiled flooring. Range of wall and base units with matching work tops and tile surrounds. One and a half sink unit with a mixer tap and a cupboard underneath. Built in electric oven with grill and a four-ring gas hob with an extractor fan above. There is plumbing and space for a dishwasher, washing machine and fridge freezer. Wall mounted Worcester combi boiler.

### **FIRST FLOOR**

#### **LANDING** 11' 3" x 6' 2" (3.43m x 1.88m)

Double glazed window to the side, coved ceiling and access to the loft. Large airing cupboard with shelving.

#### **BEDROOM 1** 11' 6" x 14' 5" (3.50m x 4.39m) *narrowing to 7'8"*

A pair of double glazed windows to the front, coved ceiling, radiator and TV point. A large built in double wardrobe.

#### **BEDROOM 2** 13' 2" x 5' 8" (4.01m x 1.73m) *widening to 7'8"*

Double glazed window to the rear, radiator and coved ceiling. Built in double wardrobe.

#### **BATHROOM** 6' 4" x 5' 9" (1.93m x 1.75m)

Double glazed frosted window to the rear, white four piece bathroom suite with a panelled bath and a mixer tap, a pedestal wash hand basin and a low flush WC. There is an enclosed shower unit with a mixer shower head and an over head mounted shower head. A heated towel rail, tiled surrounds, coved ceiling and an extractor fan.





## OUTSIDE

### REAR GARDEN

A paved rear garden enclosed by panelled fencing with side access.

### DRIVEWAY

Space for two vehicles on the driveway.

### COUNCIL TAX

The current Council Tax Band is '**D**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:  
<http://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>

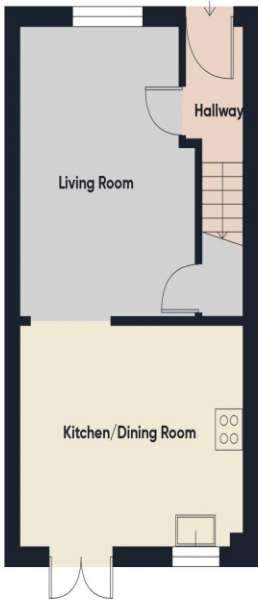
**09/06/2025**

## ENERGY PERFORMANCE CERTIFICATE (EPC)

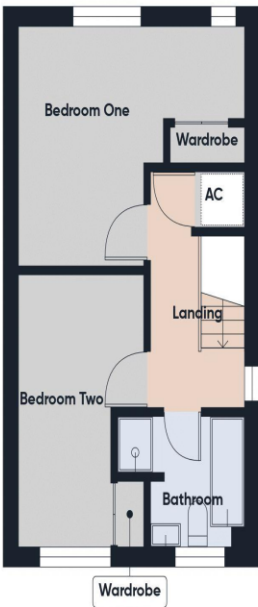
**Ordered 7/6/2025**



FLOORPLAN



Floor 0



Floor 1





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