



TWO BEDROOM FLAT WITH STUNNING VIEWS* 4' 3" x 9' 4" (1.29m x 2.84m) BALCONY OFF THE LOUNGE
LOUNGE 16' 7" x 10' 7" (5.05m x 3.22m) WITH SEPARATE KITCHEN
***DOUBLE GLAZED & GAS CENTRAL HEATING* *TWO ALLOCATED PARKING SPACES & VISITOR PARKING**
WITHIN THE DEVELOPMENT* *A PEACEFUL LOCATION - NO ONWARD CHAIN! *

A TWO BEDROOM TOP FLOOR BALCONY FLAT with great views over the valley. The flat has a Lounge with separate Kitchen, two good size Bedrooms and a modern Bathroom. There are two Lofts accessed from the Hallway, the largest measuring **27' 0" x 12' 0" (8.22m x 3.65m) !** This is a great location within half a mile of Whyteleafe South Railway Station, a good selection of local shops and Supermarkets in nearby Caterham and Countryside walks and views in Caterham and Woldingham. **AN IDEAL FIRST TIME PURCHASE!**

Whitegates, Court Bushes Road, Whyteleafe, Surrey CR3 0BX
ASKING PRICE: £279,950 Leasehold



DIRECTIONS

From Caterham Valley proceed along the Croydon Road towards Whyteleafe, at the Wapses Lodge roundabout take the third exit into Succombs Hill and then first left into Court Bushes Road, Whitegates is towards the end of the round, just before a sharp left-hand bend, on the right-hand side.

LOCATION

A great location within easy reach of the railway station at Whyteleafe South and local shopping facilities in Whyteleafe and Caterham. The M25 motorway can be accessed at Godstone. There is a good selection of local schools within the area of Whyteleafe and Caterham as well as access to open spaces at nearby Manor Park and Warlingham and Woldingham. Caterham Valley has a good selection of High Street shops including a Waitrose and Morrisons Supermarket, both with parking. There is also a Sports Centre in Burntwood Lane which is approximately a mile away as well as several Golf Courses in Woldingham, Godstone and Chaldon.

ACCOMMODATION

COMMUNAL HALLWAY

Carpeted and well-maintained Communal Hallway with stairs to a top floor landing.

ENTRANCE HALLWAY

L-shaped Entrance Hall with access, security entrance phone, to two loft spaces! Wood effect flooring and storage cupboard, access to:

UTILITY CUPBOARD / AIRING CUPBOARD

A large cupboard with space and plumbing for a washing machine and tumble dryer space above.

FIRST LOFT 10' 0" x 7' 0" (3.05m x 2.13m)

This has retractable ladder and is boarded, LED lighting and power supply.

SECOND LOFT 27' 0" x 12' 0" (8.22m x 3.65m)

There is also a retractable ladder for access, the loft is also boarded and has ample power points.

LOUNGE 16' 7" x 10' 7" (5.05m x 3.22m)

Double glazed window to the side and a set of double glazed sliding patio doors to a front facing balcony. Coved ceiling with inset spotlights, TV point and Satellite TV point, Sky Q is available. Four computer network points, radiator. Wood effect flooring.

BALCONY 4' 3" x 9' 4" (1.29m x 2.84m)

The front facing balcony has great views over the valley, an ideal spot to relax with great views over the valley.

KITCHEN 8' 3" x 7' 4" (2.51m x 2.23m)

Double glazed window to the side overlooking the communal garden. Range of wall and base units with matching worktops incorporating a one and a half bowl sink unit with a mixer tap and cupboards under and tiled surrounds. Space and plumbing for a dishwasher and space for a fridge / freezer. Built in electric oven and a 4 ring gas hob with an extractor fan above. A wall cupboard houses a wall mounted gas fired Worcester Combination Boiler (Fitted March 2017).

BEDROOM ONE 13' 4" x 7' 0" (4.06m x 2.13m)

Double glazed window to the front, inset spotlights to the ceiling, three computer network points, wood effect flooring and radiator.

BEDROOM TWO 13' 4" x 7' 0" (4.06m x 2.13m) *into door recess*

Double glazed window to the front, inset spotlights to the ceiling. 8 computer network points, wood effect flooring and radiator.

BATHROOM 7' 7" x 6' 0" (2.31m x 1.83m)

White modern suite comprising of a panelled bath with a mixer tap and a hand held shower attachment and a large overhead rose, vanity wash hand basin and a low flush WC. Tiled surrounds and flooring, extractor fan. Heated towel rail and auto sensor lighting, inset spotlights.



OUTSIDE

COMMUNAL GARDENS

Surrounding the block there are lawn areas and surrounding hedgerow and tree-lined borders.

ALLOCATED PARKING

To the rear of the block there are two allocated parking spaces. An additional two visitor parking permits supplied, parking is monitored and you will have to display permits in the vehicle.

LEASEHOLD INFORMATION

LEASE TERM: Currently 189 years from 29/9/1982.

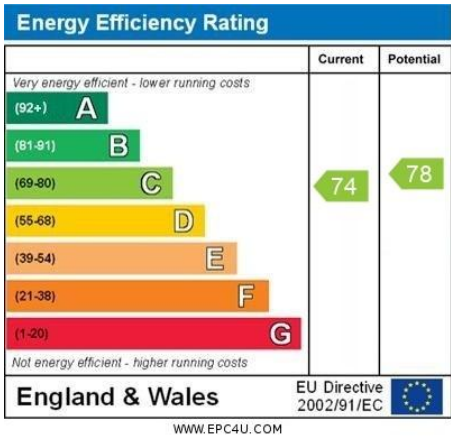
MAINTENANCE/SERVICE CHARGE: £1,806.00 pa

GROUND RENT: Peppercorn

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

20/10/2025

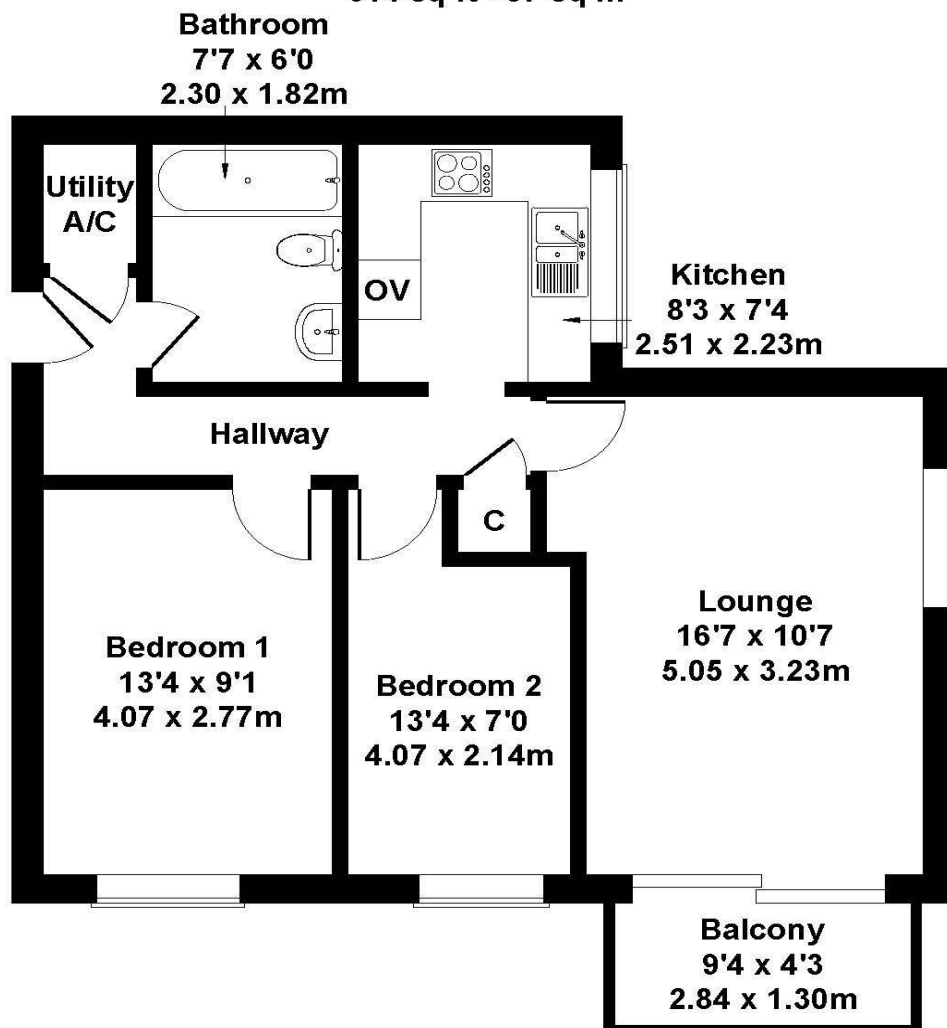
ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN

Whitegates

Approximate Gross Internal Area
614 sq ft - 57 sq m



**Not to Scale. Produced by The Plan Portal 2025
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DATA PROTECTION ACT 1998

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PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk