



West Street, Reigate

Guide Price £750,000





Tucked away in a small gated development, this three bedroom ground floor maisonette is conveniently located just moments from Reigate High Street, A rare opportunity in such a central location, larger than most terraced houses nearby, and with the benefit of two parking spaces, this is one not to be missed!





Set within a gated development in the heart of Reigate, this beautifully presented three-bedroom ground floor maisonette offers spacious, modern living just moments from the town centre. Newly converted in 2022, the property also has the benefit of the remainder of the 10 year new build warranty, giving you extra peace of mind.

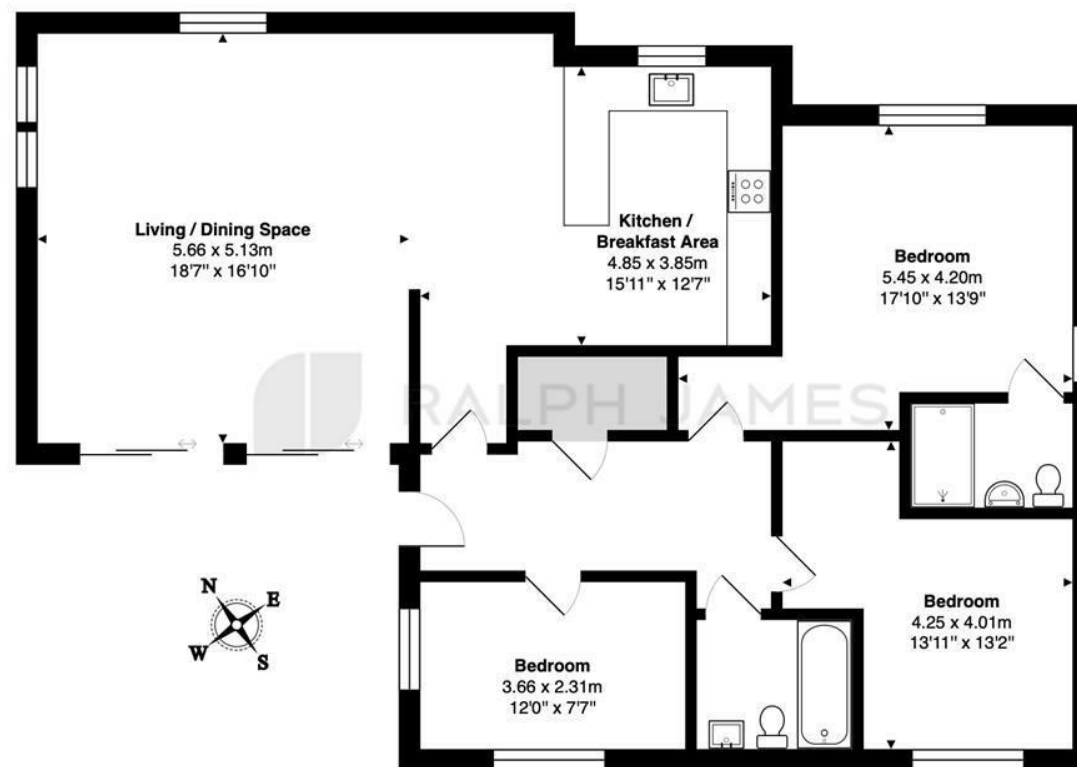
Extending to approximately 1,200 sq ft, the property boasts a generous and well-proportioned layout with a contemporary finish throughout. The bright and airy living space includes a large open-plan living, kitchen and dining area, perfect for entertaining and there are two sets of patio doors leading out to the south- west facing, courtyard style garden.

All three bedrooms are well-sized, with flexible options for a home office and the property benefits from two stylish bathrooms, including an en-suite to the principal bedroom.

Outside, the property enjoys the security and peace of mind of a gated entrance, along with two allocated parking spaces and a delightful private garden space to enjoy the sunshine.

Need to know

- Three double bedroom ground floor maisonette
- Quiet, gated development, set back from the road, walking distance to the High Street, including M & S and a wide selection of cafes and shops.
- Large open plan living space with two sets of patio doors to the courtyard garden
- Main bedroom with en suite shower room and separate family bathroom
- Two allocated parking spaces
- Newly converted in 2022 with the remainder of the new build warranty
- Long lease with 995 years remaining
- Ground rent £100 pa, Service charge £0
- A short stroll to Reigate Heath and the excellent Black Horse pub



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Total Area: 111.5 m² ... 1200 ft²

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