



Bonehurst Road
Horley, Surrey RH6 8PJ

£285,000

Astons are delighted to offer this charming two double bedroom ground floor maisonette which has a Share of the Freehold with a 999 year lease offered to the buyer on completion. The property enjoys the benefit of an enclosed, private rear garden which provides a lovely space to relax and unwind in. The maisonette further benefits from a refitted kitchen, living room with an open fire, gas radiator heating and parking for two to three cars to the side. The property is being offered with no onward chain. EPC rating D.



Lounge

Double glazed window, obscured double glazed front door, radiator, feature open fireplace.

Kitchen

Range of refitted base and eye level units with work surfaces over, inset one and a half bowl sink with a mixer tap and drainer, space for a cooker, fridge/freezer and washing machine, radiator, double glazed window, gas fired boiler.

Inner Hallway

Wood panelled wall, door to a storage cupboard with a trap door leading to the cellar.

Bedroom One

Double glazed window, radiator, coving.

Bedroom Two

Double glazed window, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, wc, part tiled walls, tiled floor, radiator, obscured double glazed window.

Parking

There is parking to the side of the property with space for two to three cars parking in tandem.

Private Rear Garden

The garden is an attractive feature of the property and comprises a paved patio area with side access gate, pergola with grape vine over, further decked area to the rear, fence enclosed, wooden shed to the rear.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to

use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

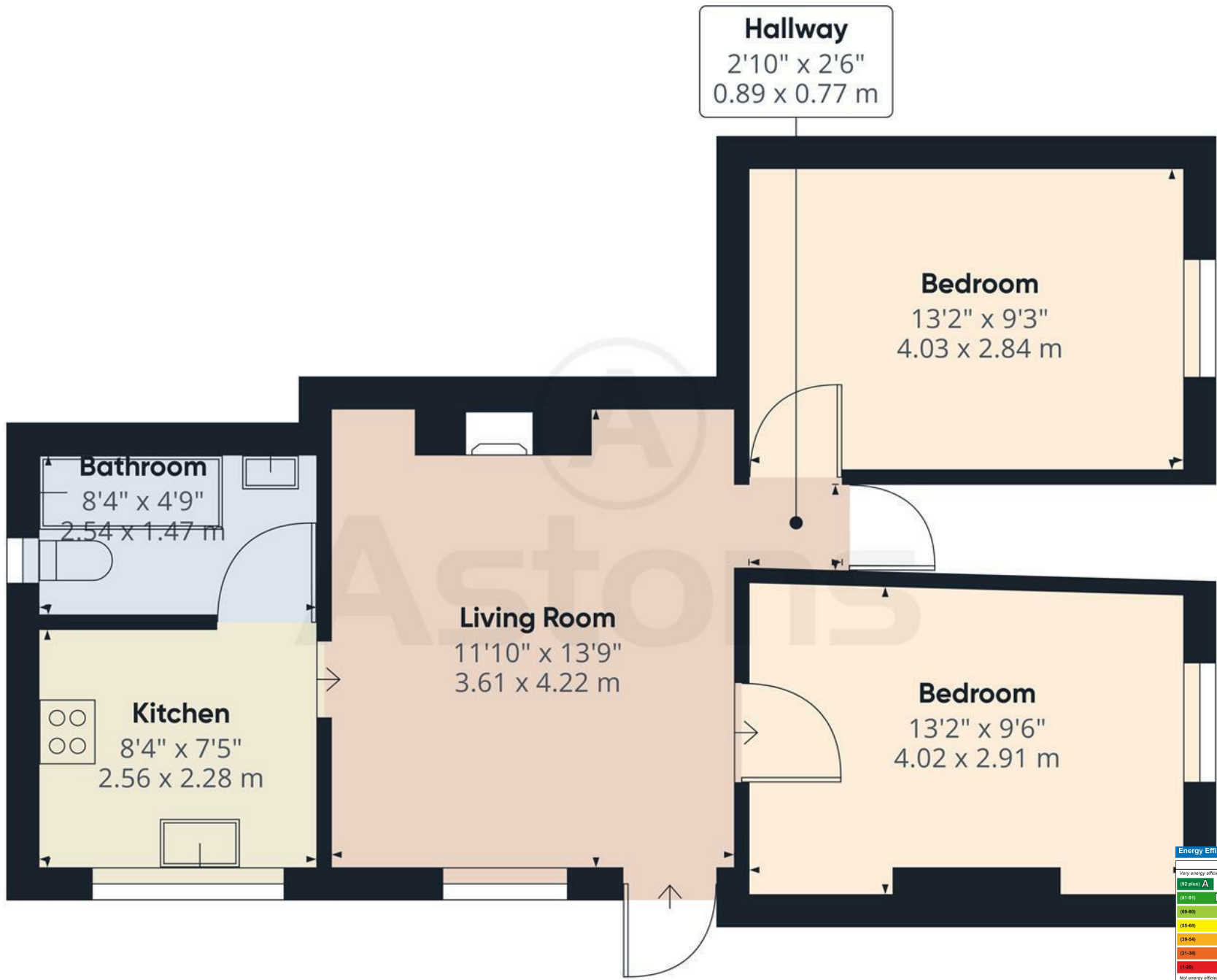
Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Approximate total area⁹⁾
523.6 ft²
48.64 m²

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	