



The Oaks, Chapel Road, Smallfield, Horley

Guide Price **£240,000 – £250,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —

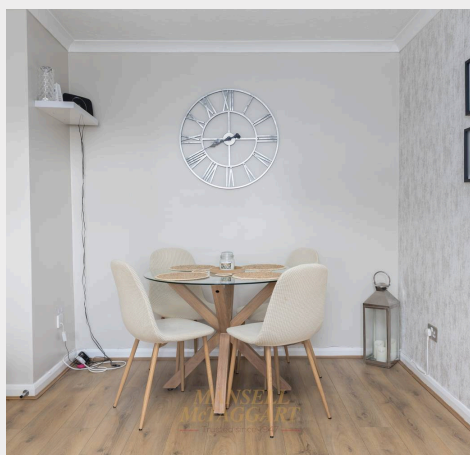


- Two double bedrooms
- Ground floor flat
- 2 allocated parking spaces
- Modern decor internally
- New flooring throughout
- Well maintained communal gardens
- Easy access to local shops, schools and transport links
- Long lease
- Council Tax Band 'C' and EPC 'D'

A well presented and very spacious 2 double bedroom, ground floor flat, with 2 allocated parking spaces and well maintained communal grounds, located in the peaceful village of Smallfield. The home is located within a stone throw of local schools, shops and transport links.

Upon approach to the block, you will notice the parking area, where you have 2 allocated spaces for the property, wrap around communal gardens, which are a lovely addition and access to the block. The property is ideally located on the ground floor with easy access.

Entering, you have a large L-shape hallway with ample of storage available and access to all rooms. Both bedrooms are to the left, both are generous rooms, accommodating king side beds and furniture, with bedroom 1 benefitting from fitted wardrobes. Both overlook the communal garden and parking area.



Continuing down the hall, you have the bathroom, which is of a modern décor and housing stylish sanitaryware. The kitchen is a good size, with a host of wall and base units, freestanding appliances, and window overlooking the front of the block. Finally, the living/dining room is a lovely bright space, easily accommodating a 4-6 person dining table, multiple sofas and freestanding furniture, with a large window overlooking the front of the block. Throughout, the property also benefits from new flooring and being recently decorated.

Lease Details:

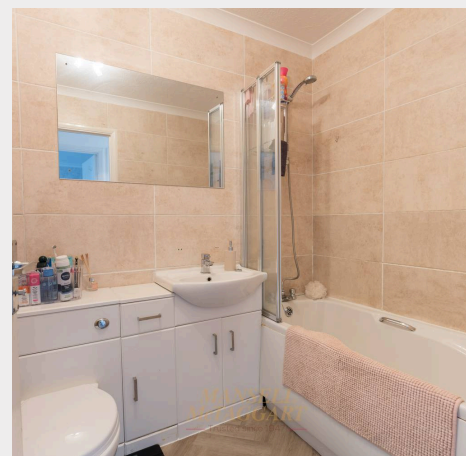
Length of Lease: 117 years remaining (2026)

Annual Service Charge and Ground Rent – £1,840.68

Service Charge Review Period – January

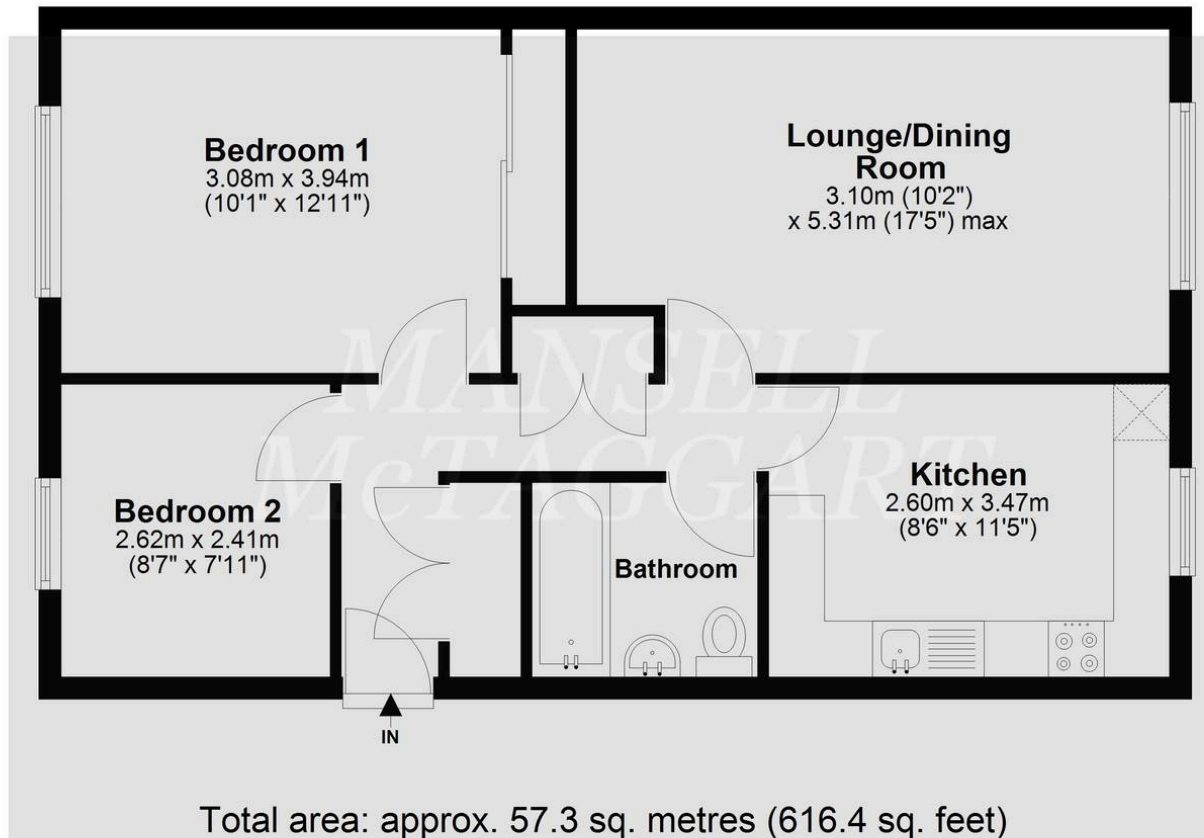
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Location – The property is situated in the village of Smallfield, which boasts a range of local amenities including a co-op, local butchers, greengrocers, doctors' surgery and chemist. This property within close proximity to Horley town centre and railway station providing services to London and the South Coast. There are frequent bus services that run to Redhill, Horley and Crawley. For more extensive, Crawley and Reigate town centres are approximately 15 minutes' drive. Gatwick Airport and the M23/M25 are also within easy reach.



Ground Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.