



Sovereign Walk, Victoria Road, Horley

Guide Price **£270,000 – £280,000**



**MANSELL
McTAGGART**
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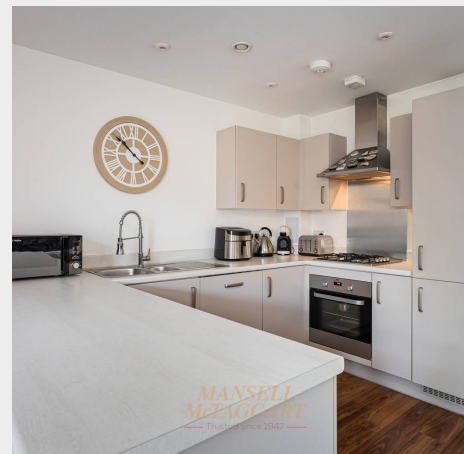


- Central Horley location
- En-suite in main bedroom
- Ground floor
- Finished to a high contemporary standard throughout
- Open plan kitchen/living/dining room
- Spacious entrance hallway with storage
- Ideal first time purchase/downsize/investment
- Council Tax Band 'C' and EPC 'B'

Situated within a modern and well-maintained development in the heart of Horley, this beautifully presented two bedroom, two bathroom ground floor apartment offers contemporary living throughout, complete with its own private outdoor space and an excellent central location within easy reach of the town centre and mainline station.

Upon entering the property, you are welcomed by a spacious entrance hallway, providing access to all principal rooms along with useful storage.

The impressive open plan kitchen, living and dining room is a bright and sociable space, offering ample room for both seating and dining furniture. The modern fitted kitchen is equipped with a range of contemporary wall and base units, integrated appliances and generous worktop space, making it ideal for both everyday living and entertaining. Large windows and a door provide access to the property's private outdoor terrace, creating a seamless connection between indoor and outdoor living.



The main bedroom is a generous double room benefiting from a large wardrobe and a stylish en-suite shower room, finished with modern and contemporary tiling.

The second bedroom is also well-proportioned, making it perfect for guests, those working from home or even extra storage.

Serving the second bedroom and visitors is the modern family bathroom, comprising a panel enclosed bath with shower over, wash hand basin and WC.

Externally, the apartment enjoys the rare advantage of its own private outdoor seating area. Residents also benefit from attractive communal grounds and the convenience of a sought-after central Horley location.

Finished to an excellent modern standard throughout, this superb apartment would make an ideal first-time purchase, investment opportunity or downsize, offering stylish, low-maintenance living just moments from local amenities, shops, cafés and excellent transport links, including Horley mainline station and Gatwick Airport.

Lease Details

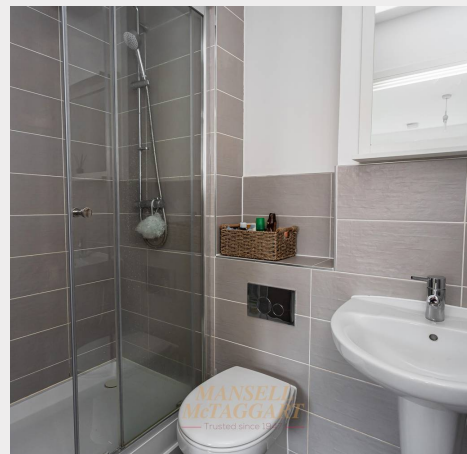
Length of Lease: 115 years remaining (2026)

Annual Service Charge – £1,300

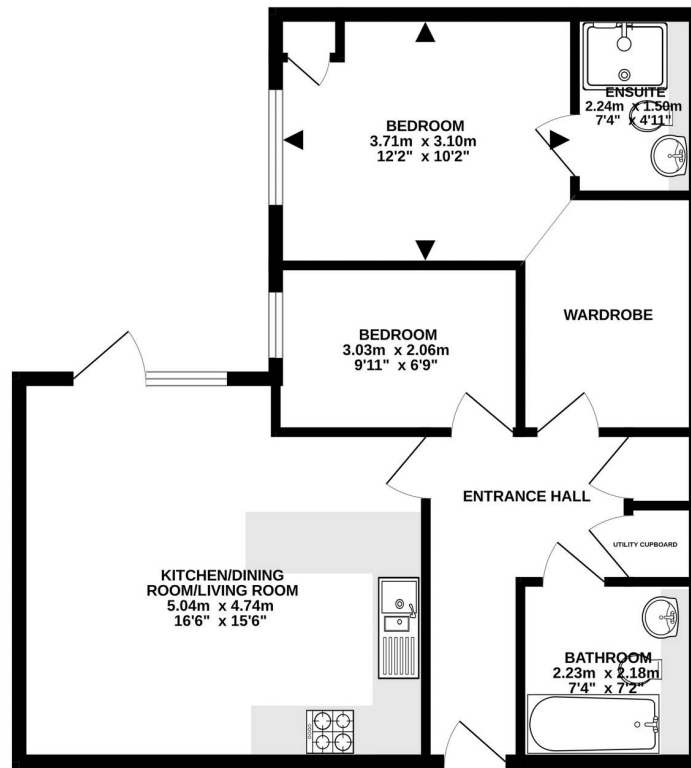
Service Charge Review Period – August

Annual Ground Rent – £200

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



GROUND FLOOR
63.2 sq.m. (680 sq.ft.) approx.



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TOTAL FLOOR AREA : 63.2 sq.m. (680 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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