

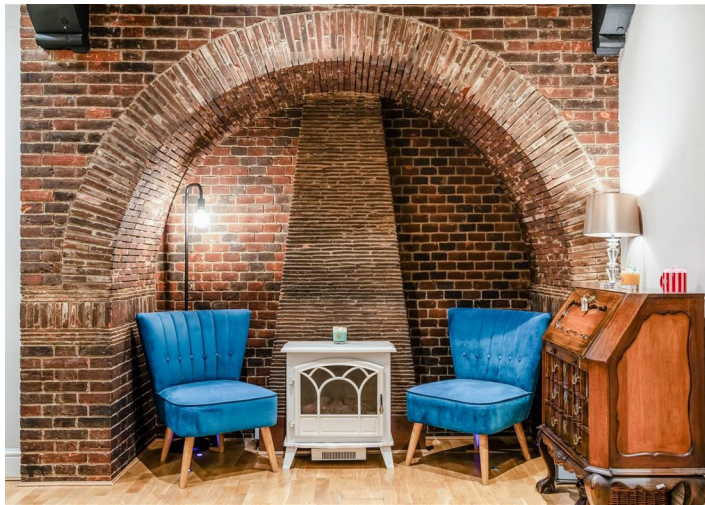


Reigate Road, Epsom Downs, Surrey  
Guide Price £350,000 - Leasehold

**WILLIAMS  
HARLOW**

























**OFFERED TO THE MARKET WITH NO CHAIN-** This delightful two bedroom maisonette offers a perfect blend of character and modern living. Housed within a beautiful arts and crafts building, the property boasts numerous original features that add to its unique charm, including double opening doors that invite you into the spacious lounge and dining area.

With two well-proportioned bedrooms, this home is ideal for small families, couples, or those seeking a comfortable space to unwind. The master bedroom benefits from an en-suite bathroom, providing added convenience, while a main bathroom serves the second bedroom and guests alike. The generous entrance hall creates a welcoming atmosphere, setting the tone for the rest of the home.

For those who value practicality, the property includes parking for one vehicle. Residents will appreciate the close proximity to local shops, ensuring that daily necessities are just a short stroll away. Additionally, the mainline station is conveniently nearby, making commuting to London and other areas straightforward.

This maisonette is a true gem, combining character, comfort, and convenience in one attractive package. Whether you are looking to settle down or invest, this property is not to be missed.

## THE PROPERTY

The character front of this wonderful building is full of charm and character for this unique maisonette. Formally a hotel, this building offers a rare opportunity to acquire a ground floor maisonette in this arts and craft style building. The double opening entrance doors were formally the original entrance to the hotel and the lounge which encompasses the wonderful fireplace would have formed part of the hotel's entrance vestibule. The journey continues where the bedrooms are set either side of the expansive lounge/dining room with a substantial brick and tile fireplace. The master bedroom offers an exceptional en-suite. To the other side there is a main bathroom and separate bedroom. The property also has allocated parking and is conveniently located for a wealth of

local amenities. The property is simply a joy with a wealth of features bespoke to the period running right the way through but benefits from modern up to date fittings

## THE LOCAL AREA

The area of Epsom Downs if you haven't already visited and is renowned for the famous Epsom Downs Racecourse, host of The Epsom Derby. Both Banstead Village and Epsom town centre can be reached with ease. The area is safe to walk around, perfect for the whole family with all local amenities to hand to include Drift Bridge shopping parade, public transport, parks, schools, shops, restaurants and a community where you feel fully invested.

## VENDOR THOUGHTS

We acquired this property about three years ago and has ideally suited our needs. We intend to move closer into London and we have invested significantly in this wonderful glorious apartment and one of our biggest draws was to the character features. We sincerely hope the new owner will enjoy it as much as we have.

## LOCAL SCHOOLS

Epsom Downs Community School – Ages 3-11  
Shawley Community Primary Academy – Ages 2-11  
Warren Mead Junior School – Ages 7-11  
Warren Mead Infant School – Ages 2-7  
St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Ages 2-11  
Aberdour School – Ages 2-11

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Epsom Downs Train Station – London Victoria 1 hour  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Epsom - Waterloo 36 minutes  
Epsom - Victoria 42 minutes  
Epsom – London Bridge 43 minutes

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## LEASE

92 years remaining.

## SERVICE CHARGES

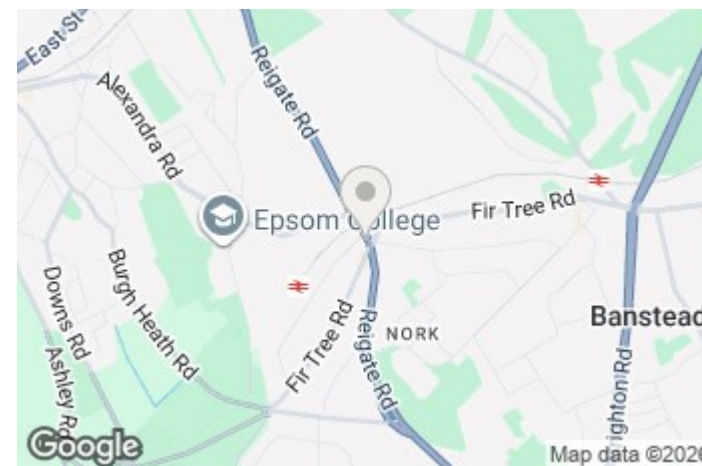
£1,200 per annum

## GROUND RENT

£300 per annum

## COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 2025/26





Banstead Office

Call: 01737 370022

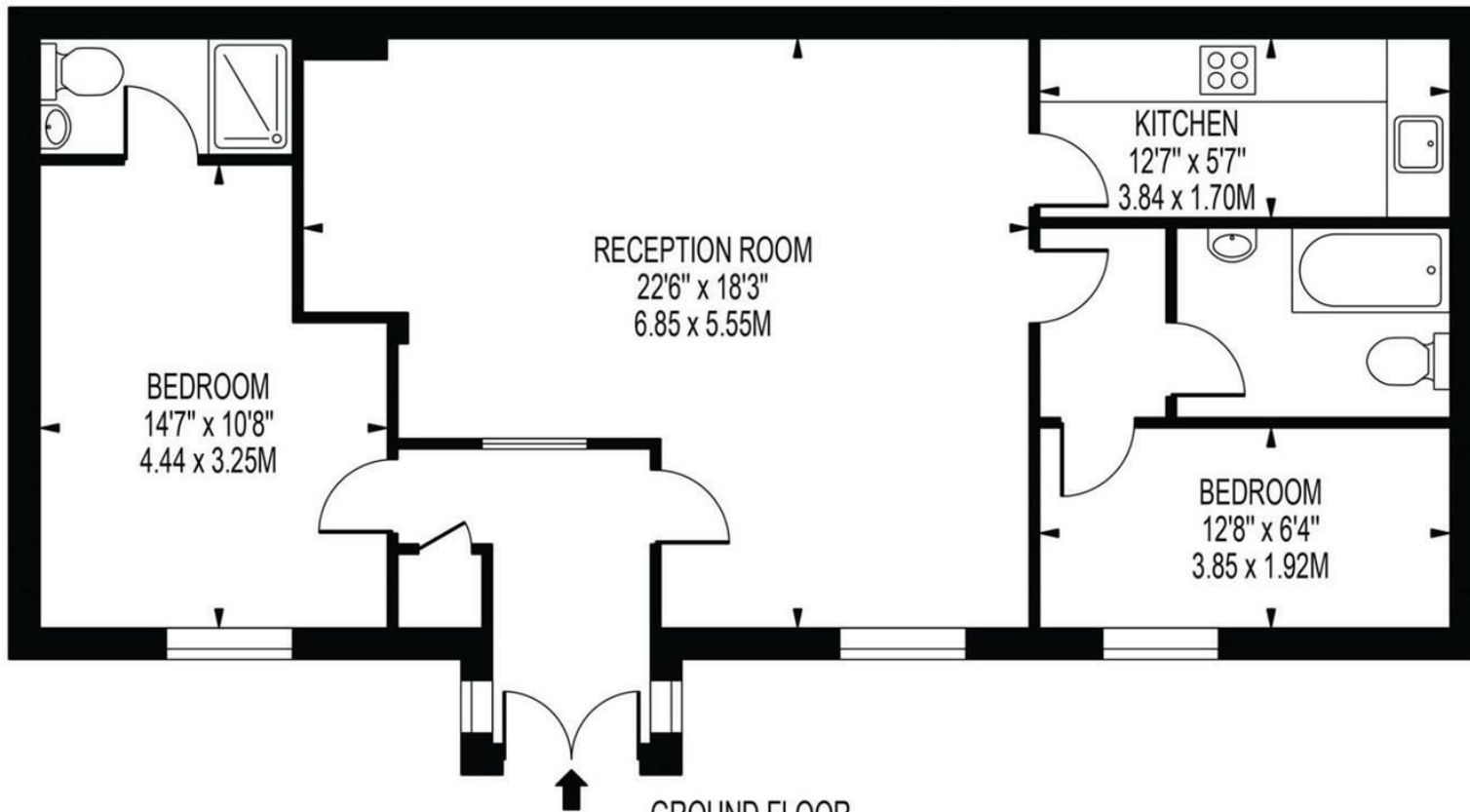
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[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

## THE DRIFTBRIDGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 825 SQ FT - 76.69 SQ M



GROUND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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