

Payne & Co.



68a Station Road East

Oxted, RH8 0PG

A deceptively spacious split level and newly refurbished maisonette (with parking & patio area) located in central Oxted and convenient for all the amenities the town has to offer, together with railway station with service to London (40 minutes). The property is available immediately.

£1,600 Per Calendar Month

68a Station Road East

, Oxted, RH8 0PG



- Newly Refurbished
- Kitchen
- Available Immediately
- 2 Bedrooms
- Lounge/Dining Room
- Bathroom
- Central Location

Situation

Located in central Oxted which offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with regular commuter service to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

From our office proceed up Station Road West bearing left into Station Approach. Turn right at the T junction, under the railway bridge and bear right into Station Road East. Proceed down Station Road East passing Beatrice Road and Amy Road on your left hand side. Approached via the pathway down the side of Robert Leech Estate Agents, at the end of the path turn immediately right and up the steps and 68a is the second flat along, alternatively for vehicular access take the turning down the side of Boots the Chemist and left at the bottom and there is parking available for the flats.

To Be Let

A purpose built first floor maisonette having been

totally refurbished benefiting from double glazed windows, new internal and external doors, gas fired central heating, modern fitted kitchen and bathroom and new floor coverings throughout. The property is available immediately on an assured shorthold tenancy for an initial fixed period of twelve months. Available unfurnished the accommodation briefly comprises.

Front Door Leading to Hallway

Radiator, large built-in storage cupboard housing gas and electric meters and fuse board. stairs to first floor, thermostat and smoke alarm.

Kitchen

Rear aspect double glazed window with view towards the North Downs, newly fitted comprehensive range of base drawers, cupboards and wall units with ample worktop space, stainless steel sink with mixer tap, integrated electric single oven with hob over and extractor above, space for upright fridge freezer and washing machine, pendant ceiling light and vinyl flooring. Cupboard housing Worcester central heating boiler.

Lounge/Dining Room

A bright and spacious room with two front aspect double glazed windows overlooking the High Street, two double radiators, newly fitted carpet.

Stairs to First Floor Landing

Trap to loft, high level cupboard with slatted shelves, and smoke alarm.

Bedroom One

Bright and spacious, two front aspect double glazed windows, radiator, newly fitted carpet.

Bedroom Two

Rear aspect double glazed window with views towards the North Downs, high level storage cupboard, radiator, newly fitted carpet.

Bathroom

Rear aspect frosted double glazed window, white suite of enclosed bath with mixer tap and shower attachment over and glass shower screen, vanity unit with mixer tap and storage below, low level w.c with hidden cistern and button flush, chrome heated towel rail, part tiled walls, laminate flooring.

Outside

The property is approached by a flight of steps at the rear, opening to a large shared paved patio area. Parking is also available to the rear.

Tandridge District Council Tax Band C



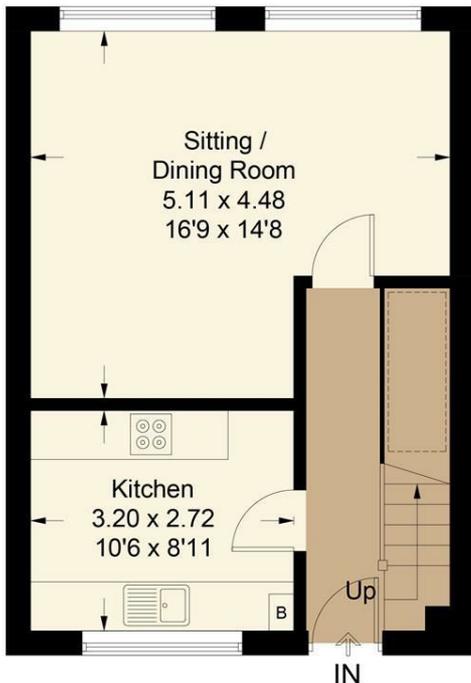
Directions



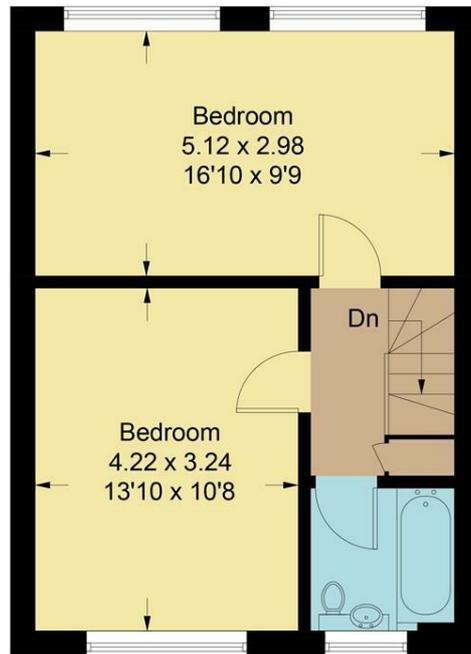
Floor Plan

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area
75.1 sq m / 808 sq ft



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1277101)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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 	