



**2 Bed Flat - Purpose Built  
located in Godstone**

**£1,350 Per month**



- Bright and airy flat
- First floor location
- Two spacious bedrooms
- Close to Godstone village
- Near local transport links
- Proximity to nature walks
- In good order throughout
- 700 sq ft of space
- One reception room
- Viewing recommended



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Situated in Hickmans Close, Godstone, this delightful two-bedroom flat offers a perfect blend of comfort and convenience. Spanning approximately 700 square feet, the property is in good order throughout, making it an ideal choice for those seeking a move-in ready home.

As you enter, you are welcomed into a bright and airy reception room, which serves as a perfect space for relaxation or entertaining guests. The well-appointed kitchen complements the living area, providing a functional space for culinary pursuits. The two bedrooms are generously sized, ensuring ample room for rest and personalisation. The shower room is well-maintained, adding to the overall appeal of the property.

The location is particularly advantageous, being close to Godstone village, where you can enjoy local shops and amenities. The nearby Bay Pond offers a picturesque setting for leisurely strolls, while various nature walks in the vicinity provide opportunities for outdoor enthusiasts to explore the beautiful surroundings. With transport links nearby, commuting to neighbouring towns it is both easy and convenient.

In summary, this lovely two-bedroom flat in Hickmans Close is a wonderful opportunity for anyone looking to enjoy a peaceful yet connected lifestyle in Godstone..

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Approximate Gross Internal Area = 63.8 sq m / 687 sq ft



## First 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. (ID979755)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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