



Connells

Holmesdale Road
Reigate



Set on a sought-after road within easy reach of Reigate's bustling town centre and the train station, this one double bedroom ground floor converted apartment offers the perfect balance of period charm and modern convenience. With the rare advantage of its own private entrance, the property immediately feels more like a home than a typical apartment, while the share of freehold and extended lease on completion provides peace of mind for years to come.

As you step inside, you are welcomed into the living and dining room. A beautiful feature bay window frames the front aspect, filling the space with natural light and creating a warm and airy setting for both everyday living and entertaining. The room's proportions allow for a comfortable sitting area alongside space for dining, making it versatile for modern lifestyles.

The kitchen has been thoughtfully refitted with a range of matching wall and base units, providing plenty of storage and worktop space for those who enjoy cooking. Appliances are included, so it is ready to use from the day you move in.

The bedroom is a comfortable double, offering a calm and restful retreat, while the bathroom has been modernised with contemporary marble-effect wall panels and finished with a timeless white suite. Together, these rooms make the apartment practical yet stylish.

Outside, the property benefits from its own allocated parking space, a real asset in such a central location. as well as access to a communal lawned garden.



Living & Dining Room

13' 6" Into bay window x 13' 2" (4.11m Into bay window x 4.01m)

Inner Hallway

Kitchen

9' x 6' 5" (2.74m x 1.96m)

Double Bedroom

9' 1" x 8' 9" (2.77m x 2.67m)

Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

Outside

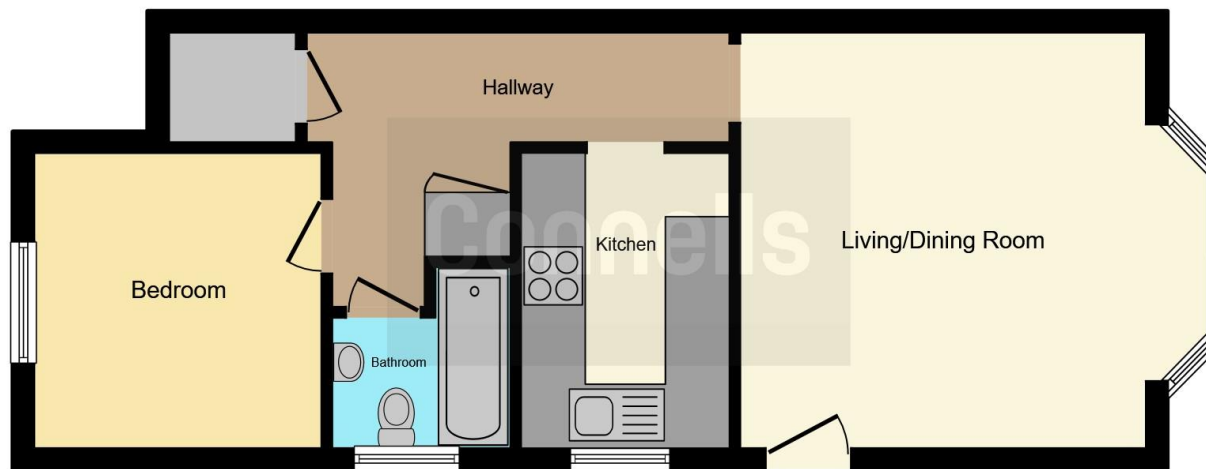
One Allocated Parking Space

Communal Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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43 Station Road
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EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 1560.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408397

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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