



Comet House, 3 Hoadley Road, Horley

Guide Price £300,000 – £320,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO ONWARD CHAIN
- 2 Double bedrooms
- Balcony with stunning views
- Popular Westvale Park Location
- Close proximity to Gatwick Airport, Horley town centre and other local amenities
- Dual aspect open living accommodation
- Built by renowned builders Taylor Wimpey in 2021
- Remainder of NHBC Warranty
- Visitor parking and allocated parking space
- Council Tax Band 'C' and EPC 'B'

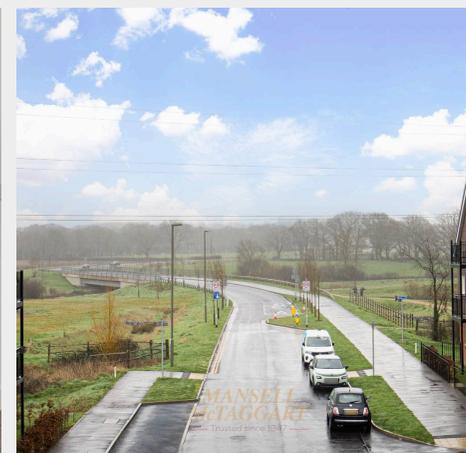
A beautifully presented two double bedroom top floor apartment, located within the highly sought-after Westvale Park development and offered to the market with NO ONWARD CHAIN.

Built in 2021 by the reputable builder Taylor Wimpey, the property benefits from the remainder of its NHBC warranty.

The apartment is set within a well-maintained block of just six residences, with a parking area conveniently positioned to the side and secure telecom entry system providing controlled access. Well-kept communal areas and stairs lead to the second floor where the apartment is situated.

Upon entering, you are welcomed by a spacious entrance hallway offering access to all rooms along with multiple storage cupboards.

The principal bedroom is a generous double room, comfortably accommodating a large double bed, wardrobes and additional freestanding furniture. Large windows flood the room with natural light, creating a bright and airy atmosphere.



The second bedroom is also a well-proportioned double, benefitting from dual aspect windows and ample space for a double bed and further furniture.

The impressive open-plan living space forms the heart of the home, offering plenty of room for multiple sofas, a coffee table, media unit and dining furniture. French doors open onto a private balcony overlooking open fields, providing a peaceful outdoor retreat ideal for relaxing in the warmer months. An additional large window enhances the dual aspect design, allowing light to pour in throughout the day. A deep storage cupboard within the living area currently houses the washing machine and tumble dryer.

The modern kitchen is finished to a high standard with a range of wall and base units and integrated appliances including a fridge/freezer and dishwasher.

The contemporary family bathroom features laminate flooring, part-tiled walls, a bath with shower over, wash hand basin, heated towel rail and WC.

Externally, the property further benefits from allocated parking, visitor parking, bike storage and a bin store.

Lease Details

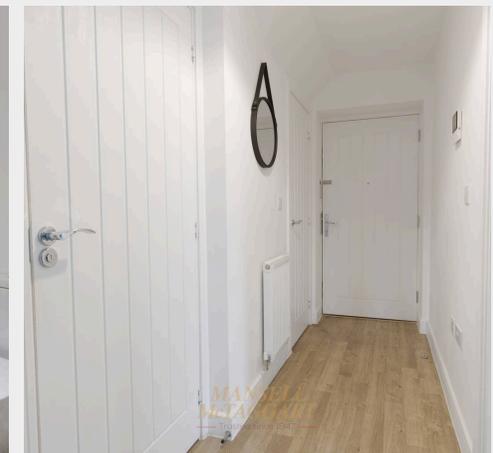
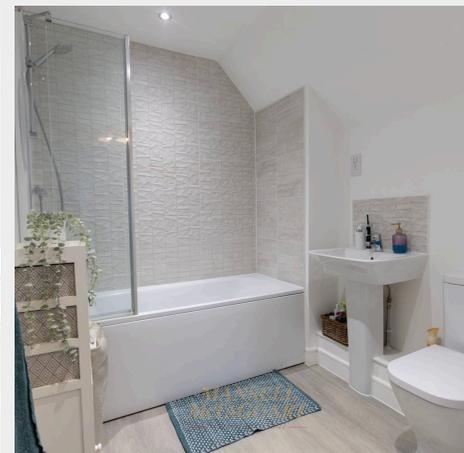
Length of Lease: 119 years remaining (2026)

Annual Service Charge – £1,700

Service Charge Review Period – January

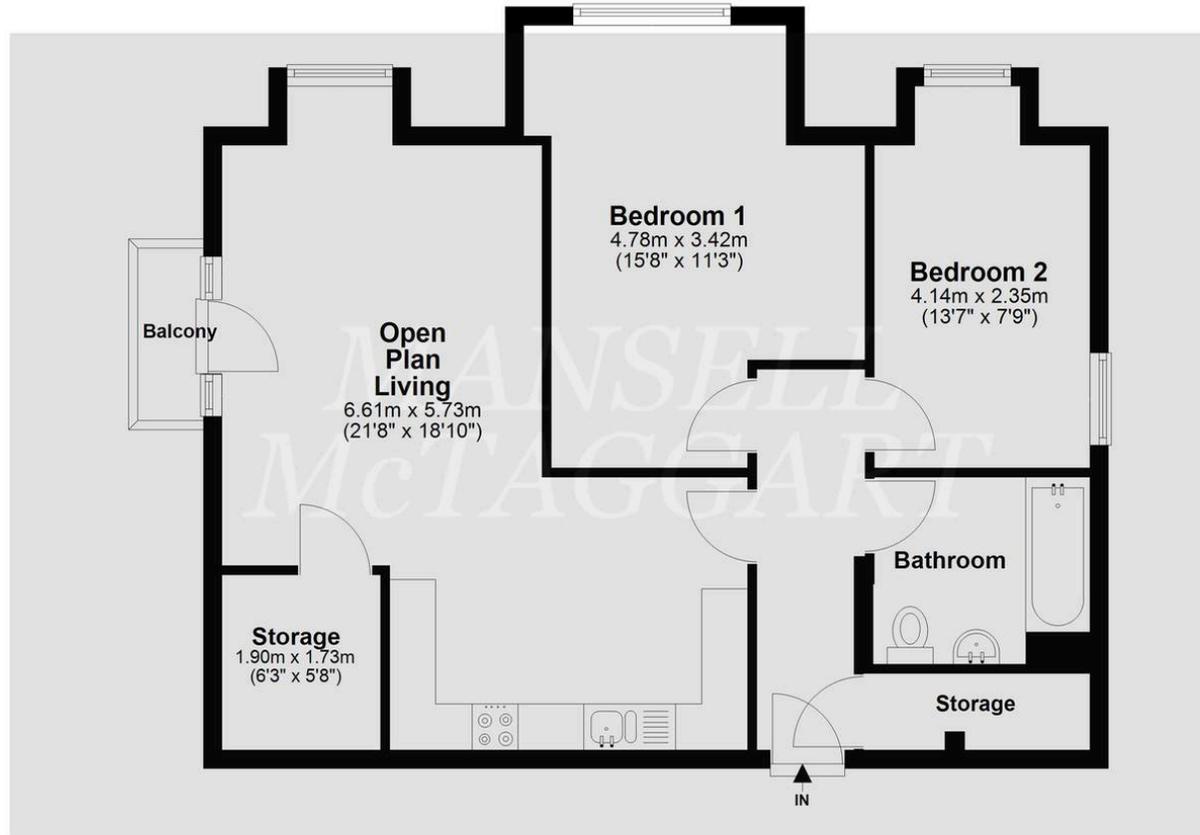
Annual Ground Rent – £250

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



Second Floor

Approx. 67.3 sq. metres (724.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

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