



**2 Station Road, Surrey, RH1 3EE**  
**Price Guide £375,000**

Freehold House split into 5 self-contained Flats and PLANNING APPROVED for an adjacent Detached Bungalow.

PLOT CAN BE SOLD SEPARATELY FOR £90,000

Current Income £24,600 pa.

3 flats sold on long leases. -Flats 1, 4 & 5 sold on long leases Ground Rent - £1,100 pa.

2 flats let on ASTs. - Flat 2 (1 bed) & Flat 3 (studio) currently let for £23,500 pa.

Ample parking

Communal garden

Adjacent Building Plot with Planning Permission for a detached bungalow.

**FLAT 1**

Lease 166 years from 1989. Ground rent £150 pa.  
Ground Floor

**FLAT 2**

Lease 125 years from 2010. Let £1,095 pcm.  
Ground rent £400 pa. Ground Floor with patio

**FLAT 3**

Held within freehold Let £875 pcm. 1st Floor

**FLAT 4**

Lease 172 years from 2023. Ground rent £150 pa.  
1st Floor

**FLAT 5**

Lease 125 years from 2010. Ground rent £400 pa.  
2nd Floor

**POSITION:**

Opposite Merstham train station and 100 yards from bus routes and local shops. Accessible to Victoria, Gatwick, Redhill, Croydon etc.

**NOTES:**

Length of leases .

Flat 1. Lease 166 years from 1989. Ground rent £150 pa. G/Floor

Flat 2. Lease 125 years from 2010. Let £1,095 pcm.  
Ground rent £400 pa. G/Floor with patio.

Flat 3. Held within freehold Let £875 pcm. 1st Floor

Flat 4. Lease 172 years from 2023. Ground rent £150 pa. 1st Floor

Flat 5. Lease 125 years from 2010. Ground rent £400 pa. 2nd Floor

The percentage of service charges for the flats are:-  
Flat 1 – 35% Flat 4 – 25% Flat 5 – 20% Landlord makes up balance from Flats 2 & 3 Studio flat let @ £925 pcm

Managing agent is freeholder. The leaseholders are jointly responsible for all works. The flats have their own Titles as does the Freehold. Leaseholders are responsible for their own windows.

I've outlined below what is included in the sale 1.  
The Freehold of the house split into 5 self-contained flats and large garden. Income is around £1,100 per annum from ground rent.

2. 2 of the flats Flat 2 (1 bed) & Flat 3 (studio) are owned by our client, the freeholder. Together they would fetch around £300,000 and can be let for around £27,000 pa.

3. Part of the garden (and double garage) has Planning Permission for a detached bungalow

Flat 3

Flat 2

Building Plot

Landlord Insures.

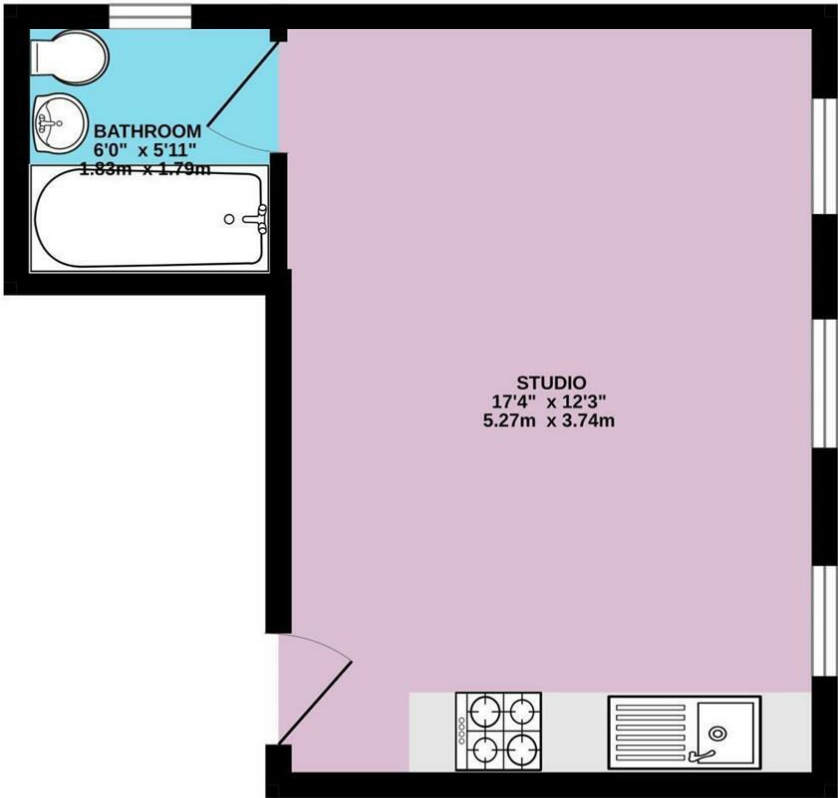
Maintenance Budget 25/3/2025 – 24/3/26 £3,380

**NB:**

These details do not form part of any contract and are for guidance only.

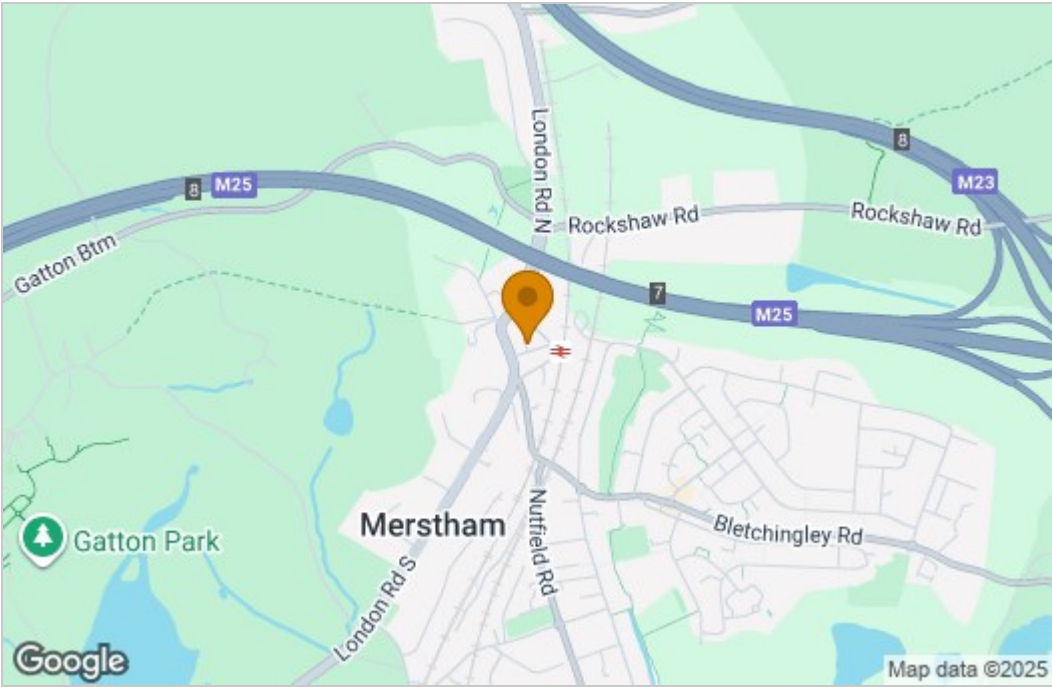
Floor Plan

FIRST FLOOR  
248 sq.ft. (23.0 sq.m.) approx.

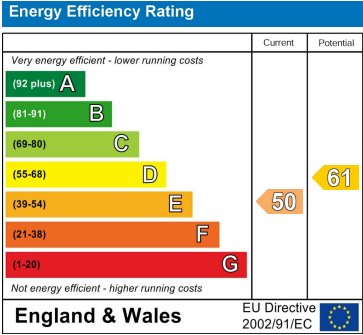


TOTAL FLOOR AREA : 248 sq.ft. (23.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.