Payne&Co.



85 Mill Lane

Hurst Green Oxted RH8 9DS

Freehold

£250,000

2 | 1 | 1 | C





85 Mill Lane

Hurst Green Oxted RH8 9DS

£250,000





Situation
Located in a residential area with attractive outlook from front elevation towards Coltsford Mill and over the King George V playing fields and within walking distance of Hurst Green railway station with service of trains to East Croydon and London. Oxted town centre is approximately two miles and offers a wide range of shopping facilities together with leisure pool complex, cinema and library. Access to the M25 is available at Godstone Junction 6 giving road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location
Approaching Oxted from Godstone on the A25 remain on the A25 until you reach the traffic lights (Morrisons supermarket entrance on left). At the traffic lights turn right into Woodhurst Lane and proceed in a southerly direction to Hurst Green, ignoring left and right hand turnings. Eventually you will arrive at Hurst Green village green. At the brow of the hill turn right at the mini roundabout and at the junction immediately left into Mill Lane. Proceed along Mill Lane and the property will be found on the left hand side, opposite the entrance of Coltsford Mill which is on the right.

To Be Sold
Conveniently located spacious two bedroom flat, being sold with NO ONWARD CHAIN.

Communal Entrance
Positioned on the first floor, the property is approached via a bright communal entrance hall and benefits from access to a communal garden to the rear.

Hallway
Finished with wood-effect vinyl flooring throughout and providing three useful built-in storage cupboards, a loft access hatch and doors to the principle accommodation.

Lounge/Dining Room
Well proportioned double aspect reception room, with sliding door leading to the kitchen.

Kitchen
Modern fitted kitchen featuring a range of wall and base units, sink and drainer, integrated single oven and electric hob. Further space is provided for a washing machine, dishwasher and fridge/freezer (all included in sale), with views towards the rear of the property

Bedroom One
Spacious double bedroom with views to the front of the property.

Bedroom Two
Double bedroom with views to the rear of the property.

Cloakroom
Low level W/C.

Bathroom
Partially tiled and fitted with a panelled bath featuring an overhead rainfall shower and handheld shower attachment, together with a wash hand basin and rear-facing aspect

Outside
The development benefits from parking facilities, a designated bin storage area and communal gardens, predominantly laid to lawn.

Notes
Annual service charge: £1,353 Per Annum
Ground Rent: Peppercorn
Lease remaining: 174 years

Tandridge Council Tax C





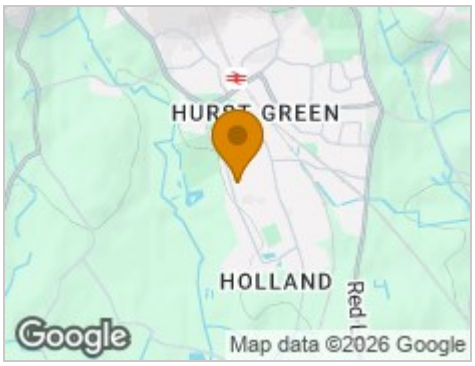

Road Map



Hybrid Map

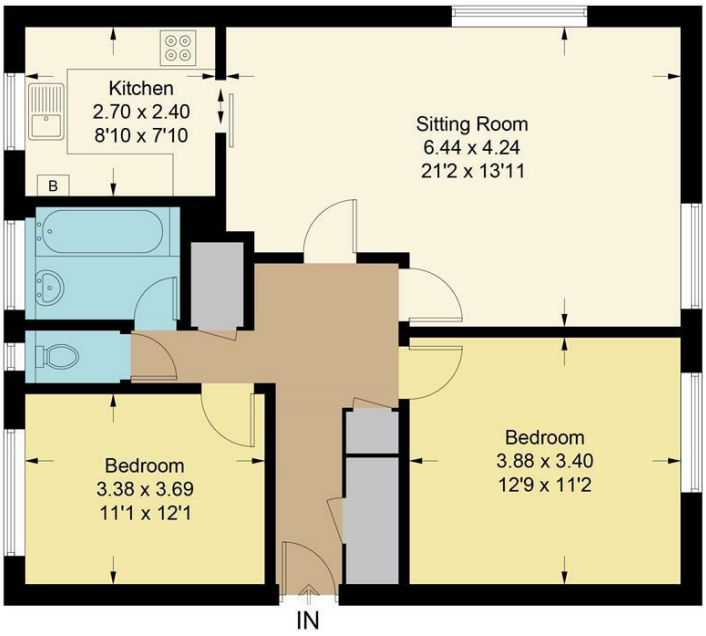


Terrain Map



Floor Plan

Approximate Gross Internal Area = 73.6 sq m / 792 sq ft



First Floor

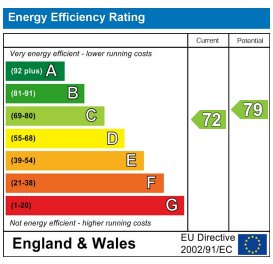
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1348180)

www.bagshawandhardy.com © 2026

Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

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.

11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com