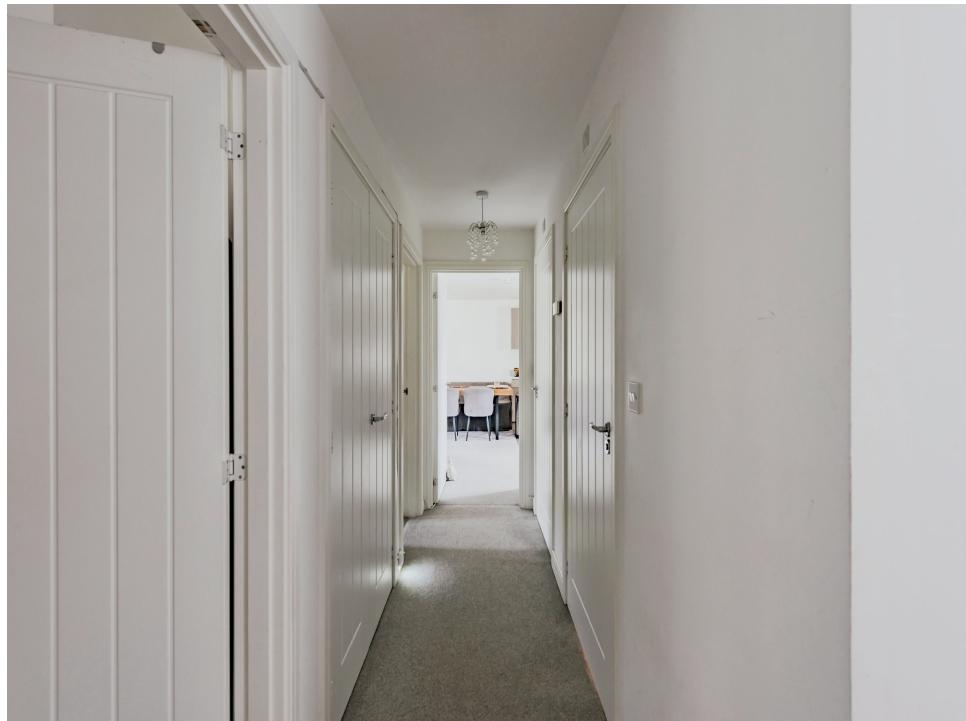




Poethlyn House Flowers Road  
Horley



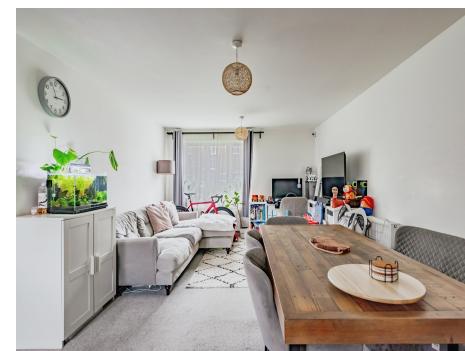
### Property Description

Upon entering, a welcoming entrance hall provides access to useful storage cupboards and leads through to the standout feature of the home - a large, light-filled open plan kitchen/lounge/diner. The contemporary kitchen is fitted with integrated appliances and flows seamlessly into the generous living and dining area, creating an ideal space for both everyday living and entertaining.

The accommodation comprises two well-proportioned double bedrooms and a further generous third bedroom, offering excellent flexibility for families, guests, or home working. A stylish family bathroom serves the apartment, with the added benefit of a separate second WC for extra convenience.

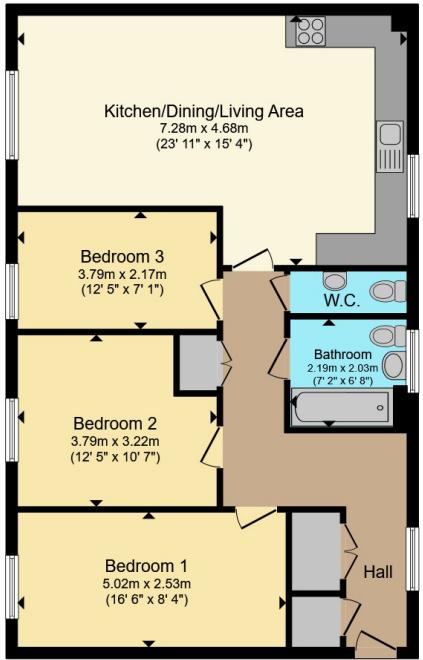
Externally, the property benefits from an allocated parking space. The apartment also comes with a healthy lease length of approximately 118 years remaining, providing peace of mind for prospective buyers.

Situated within easy reach of Horley town centre, local amenities, and excellent transport links including Gatwick Airport and Horley train station, this well-presented home represents a fantastic opportunity for first-time buyers, downsizers, or investors alike.









**Floor Plan**

Total floor area 86.1 m<sup>2</sup> (926 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01293 785 346**  
**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
 HORLEY RH6 7BB

EPC Rating: B  
 Council Tax  
 Band: C

Service Charge:  
 1788.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY404639](http://connells.co.uk/Property/HLY404639)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: HLY404639 - 0003

