
NEVER SHALL
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FLAT 15 ETON HOUSE OLD SCHOOL CLOSE, REDHILL, SURREY, RH1 2FN
£229,950
LEASEHOLD

This delightful split-level apartment is situated on the upper floors of a converted Victorian schoolhouse close to Redhill town centre.

The unique character & charm of the development runs throughout the architecture, gardens and period features, and feeds into the apartment itself creating a wonderful property with historic charm. Being split level helps create an additional feeling of space and the loft style mezzanine brings a contemporary twist to the property.

As you come into the entrance hall there is a useful cloakroom with wc, and access to both the lounge & kitchen. The large double height window is the real focal point of the living space, and being west facing benefits from the afternoon and evening sun lighting up the interior. The lounge is semi open plan to the kitchen which is fully integrated with built in appliances, plenty of storage cupboards and loads of worktop space for food prep and the coffee machine!

Upstairs the balustraded mezzanine bedroom creates the feeling of extra space, and has the benefit of a walk-in wardrobe and ensuite bathroom.

The gated development makes for a safe & secure environment, there are communal gardens with a seating area and allocated parking. The town centre is within 10 minutes walk, with its full range of amenities including The Light leisure complex, numerous restaurants and the mainline railway station with direct links to London!

- **CHARACTERFUL PROPERTY**
- **BRIGHT AND AIRY**
- **DOUBLE BEDROOM**
- **ALLOCATED PARKING**
- **COUNCIL TAX BAND: C**
- **HIGH CEILINGS**
- **IDEAL FIRST HOME**
- **ENSUITE BATHROOM**
- **CLOSE TO TOWN AND STATION**
- **EPC RATING: C**











ROOM DIMENSIONS:

ENTRANCE HALL
12'4 x 3'11 (3.76m x 1.19m)

CLOAKROOM

LOUNGE/DINER
12'1 x 10'3 (3.68m x 3.12m)

KITCHEN
11'4 x 5'8 (3.45m x 1.73m)

FIRST FLOOR

MEZZANINE BEDROOM
10'5 x 9'4 (3.18m x 2.84m)

BATHROOM
7'9 x 5'7 (2.36m x 1.70m)

WALK-IN WARDROBE
6'7 x 6'3 (2.01m x 1.91m)

GAS CENTRAL HEATING

DOUBLE GLAZED

COMMUNAL GARDENS

ALLOCATED PARKING

YEARS REMAINING ON LEASE: 200

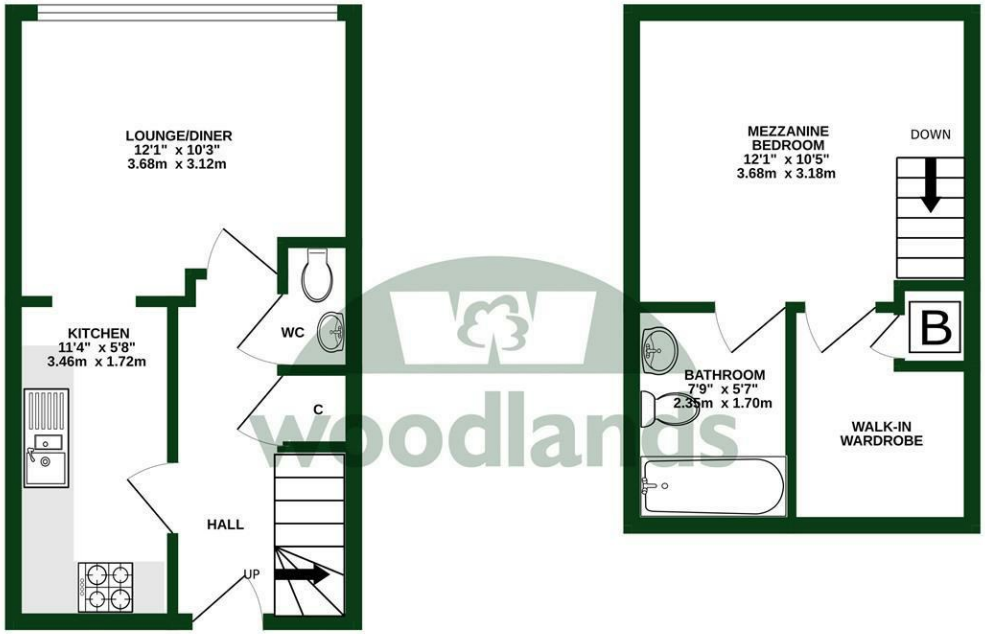
GROUND RENT: PEPPERCORN

SERVICE CHARGES: £2,100 PER ANNUM (2026)



GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.

1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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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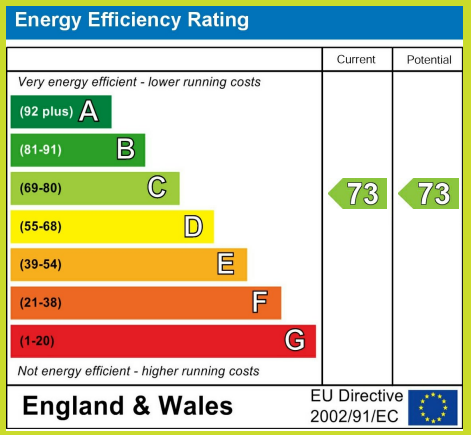
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