



Elbourne House, Lumley Road, Horley

In Excess of £260,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 2 double bedroom first floor flat
- NO ONWARD CHAIN
- Separate kitchen
- High ceilings
- En-suite to principal bedroom
- Allocated parking
- Spacious living accommodation
- Town centre location, within minutes of Horley train station and other local amenities
- Council Tax Band 'D' and EPC 'C'

Introducing this well-presented two double bedroom first floor apartment, ideally located in the heart of Horley town centre. The property is just a short walk from the train station and a range of local amenities, and is offered to the market with no onward chain.

Upon arrival at the building, residents benefit from a secure entry telecom system providing access to the well-maintained communal areas. The block offers both lift and stair access to the first floor, where the apartment is situated.

Internally, the property welcomes you with a spacious entrance hallway, providing access to all rooms as well as useful storage cupboards. The apartment also benefits from notably high ceilings, enhancing the sense of space throughout.

The principal bedroom is a generously sized double room featuring a large window that allows plenty of natural light, creating a bright and airy atmosphere. There is ample space for a large bed and additional freestanding furniture, and the room further benefits from a built-in wardrobe and a private en-suite shower room.



Bedroom two is also a comfortable double room, offering plenty of space for additional bedroom furniture. The living room forms the heart of the home, with a large window maintaining the bright and spacious feel. The room comfortably accommodates multiple sofas, a television unit, coffee table, and other freestanding furniture, making it ideal for both relaxing and entertaining.

The separate kitchen is well-proportioned and fitted with a range of wall and base units, tiled flooring and splashbacks. It comes equipped with integrated appliances including a dishwasher, fridge/freezer, electric oven, and four-ring gas hob.

The family bathroom is fitted with a white suite comprising a WC, bath with shower over, and radiator, complemented by tiled flooring and walls.

Externally the property benefits from an allocated parking space and secure telecom entry system.

Lease Details

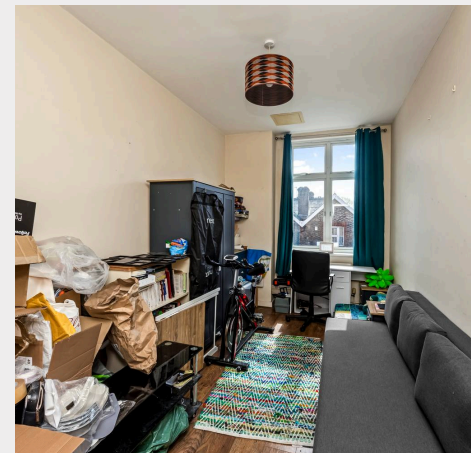
Length of Lease: 125 years from 1 January 2003 (102 remaining (2026))

Annual Service Charge – £2,472

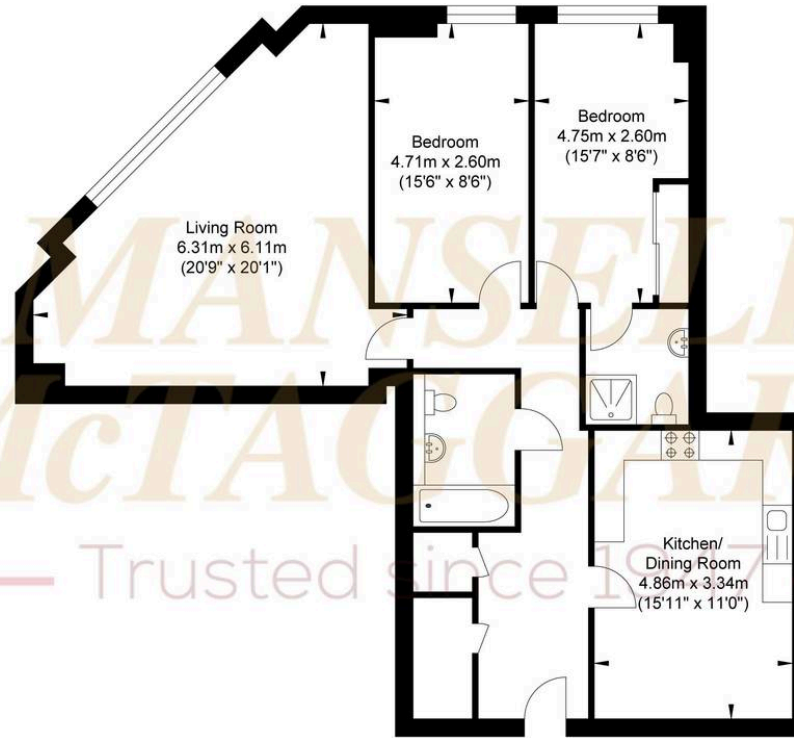
Service Charge Review Period – May

Annual Ground Rent – £300

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



Lumley Road



First Floor
Approximate Floor Area
997.49 sq ft
(92.67 sq m)

Approximate Gross Internal Area = 92.67 sq m / 997.49 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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