



## Brighton Road, Horley, RH6 7JE

Nestled on Brighton Road in the charming town of Horley, this modern flat presents an excellent opportunity for those seeking a stylish and comfortable living space. This fully refurbished one-bedroom flat boasts a contemporary design, having been redecorated throughout to a high standard.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The brand new fitted kitchen is a highlight of the property making it ideal for culinary enthusiasts. The flat features a spacious double bedroom, providing a peaceful retreat at the end of the day.

The property benefits from brand new carpets throughout, adding a touch of luxury and warmth to each room. Additionally, there is a well-appointed bathroom that meets all your needs.

One of the key advantages of this flat is the allocated parking space, a rare find in such a desirable location. With no onward chain, this property is ready for you to move in and make it your own without delay. This flat on Brighton Road offers a perfect blend of modern living and convenience. Don't miss the chance to view this delightful property.

**£220,000 Leasehold**

# Brighton Road, Horley, RH6 7JE



- No onward chain
- Brand new carpets throughout
- Convenient for Horley town & transport links
- Fully refurbished one double bedroom flat
- Redecorated throughout to a high standard
- 90 Years Lease Remaining
- Brand new fitted kitchen
- Allocated parking space
- Service Charge £1500 pa

## Hallway

11'10" x 2'11" (3.61 x 0.90)

## Kitchen

8'0" x 7'8" (2.46 x 2.36)

## Living Room

14'6" x 9'8" (4.42 x 2.96)

## Bedroom

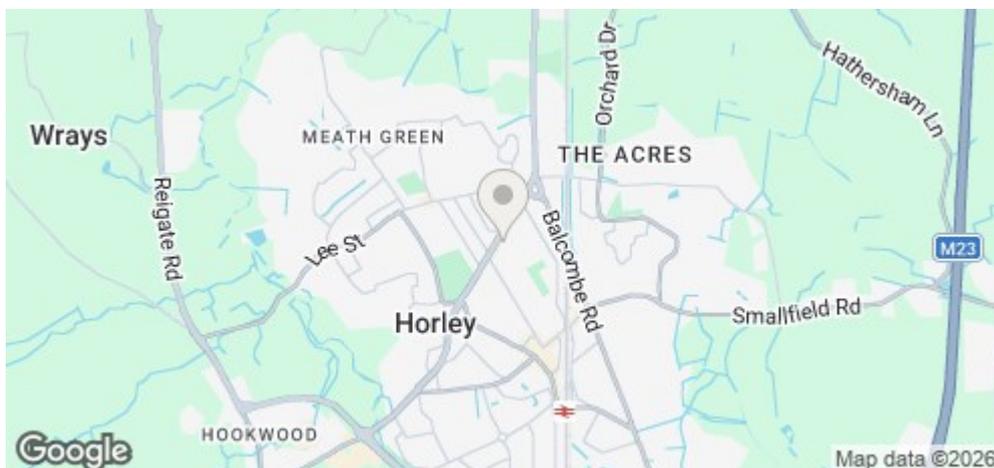
11'2" x 8'7" (3.41 x 2.64)

## Bathroom

6'9" x 5'3" (2.06 x 1.62)

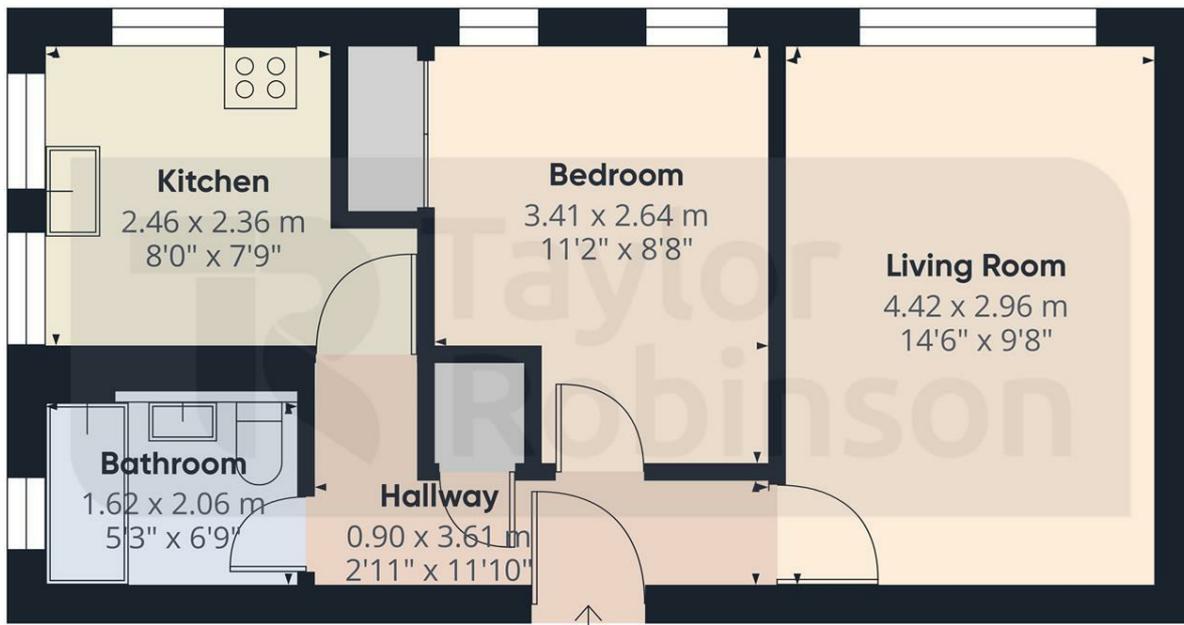
Allocated parking

## Council Tax Band: B





# Floor Plan



Approximate total area<sup>m</sup>  
37.2 m<sup>2</sup>  
401 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	