





Property Description

Situated in a highly convenient location, this well-presented one-bedroom ground floor apartment offers spacious and practical accommodation throughout and is ideally positioned within walking distance of the train station and approximately seven minutes on foot from Gatwick Airport.

Accessed via a communal entrance, the property opens into a welcoming entrance hall with useful storage. The generous double bedroom benefits from fitted wardrobes and an additional storage room, providing excellent storage solutions and comfortable living space.

The bright and spacious living/dining room offers ample room for both relaxation and entertaining, while the separate fitted kitchen is equipped with a range of wall and base units, work surfaces, and appliance space.

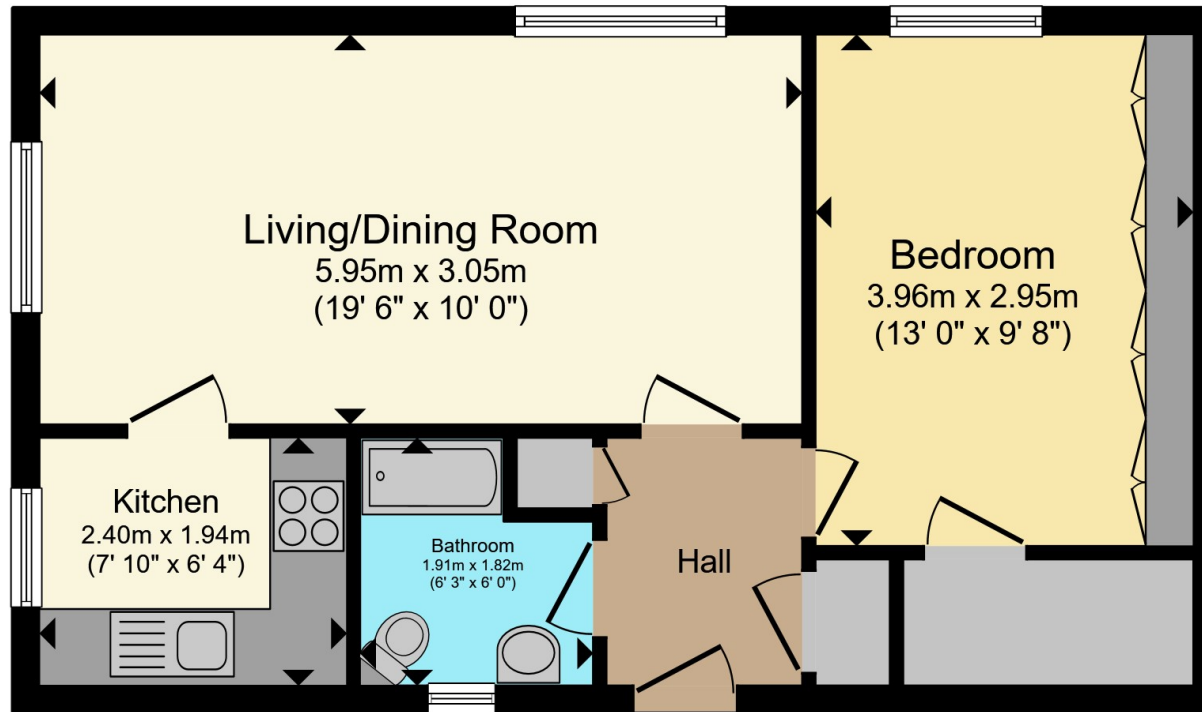
A standout feature of the property is the recently refurbished bathroom, which has been thoughtfully upgraded with renewed pipework, new flooring, refreshed wall finishes, modern fixtures and fittings, a new shower screen, radiator, and WC, creating a stylish and contemporary space. The gas pipework has also been recently renewed, providing added reassurance and reducing future maintenance concerns.

Externally, residents can enjoy access to a shared private patio area, ideal for relaxing outdoors or enjoying some gardening during the warmer months. Further benefits include residents' parking and the convenience of being close to local amenities, transport links, and Gatwick Airport.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 45.8 m² (493 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

Connells

To view this property please contact Connells on

T 01293 785 346
E horley@connells.co.uk

30 High Street
 HORLEY RH6 7BB

EPC Rating: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404335

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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