



Redwing House, 36 Webber Street, Horley

Guide Price £280,000 – £290,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 2 double bedrooms
- First floor flat
- Situated in the popular Westvale Park Development
- Beautifully maintained throughout
- Close proximity to local schools amenities and Gatwick Airport
- Dual aspect open plan living space
- Integrated appliances
- 125 year lease from 2018
- Council Tax Band 'C' and EPC 'B'

Introducing this well presented and well maintained two double bedroom first floor flat, located within the popular Westvale Park development.

On approach, there is residents' parking to the right-hand side of the building, along with a secure telecom entry system providing access into the block. The communal areas are neatly kept, with stairs leading to the first floor where the property is situated.

The flat opens into a spacious entrance hallway with room for coats and shoes, as well as useful storage cupboards. The hallway provides access to all rooms, offering a practical and well-proportioned layout.

Both bedrooms are comfortable doubles, with the main bedroom benefitting from fitted wardrobes providing good storage space.



To the rear of the hallway is the open plan living area. With dual aspect windows, the room enjoys plenty of natural light and offers space for large sofas, a coffee table, television unit and a four to six seater dining table. The kitchen is fitted with integrated appliances including a fridge/freezer, washing machine and dishwasher.

The bathroom is finished in a contemporary style and comprises a bath with shower over, WC, wash hand basin and heated towel rail, with tiled flooring and part tiled walls.

Externally, the property benefits from an allocated parking space within the residents-only parking area to the rear.

An ideal purchase for first-time buyers, investors or those looking to downsize, offering modern accommodation in a convenient location.

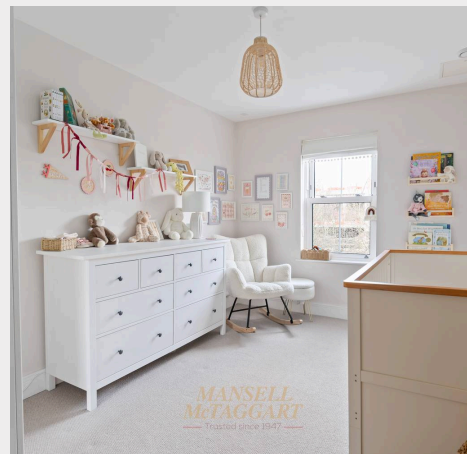
Lease Details

Length of Lease: 117 years remaining (2026)

Annual Service Charge – £2,000

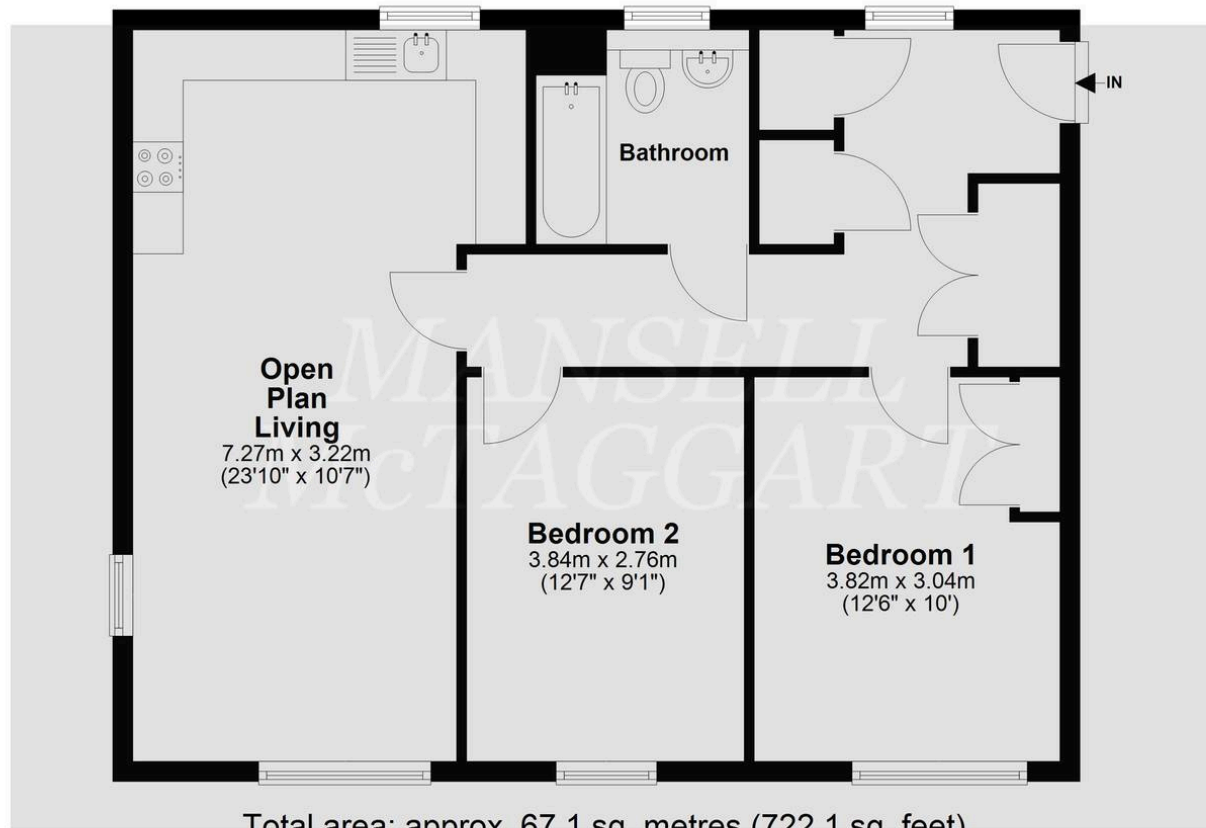
Service Charge Review Period – April

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



First Floor

Approx. 67.1 sq. metres (722.1 sq. feet)



Total area: approx. 67.1 sq. metres (722.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

Mansell McTaggart Horley

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