



Brighton Road Horley RH6 7JQ

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this well-presented one-bedroom first-floor apartment, ideally situated on Brighton Road in Horley, just moments from local everyday amenities.

The property offers bright and contemporary accommodation throughout, comprising a generous dual-purpose living room/bedroom with large windows allowing plenty of natural light, a separate fitted kitchen complete with appliances, and a modern bathroom with shower over bath.

Recently decorated in neutral tones with attractive wood-effect flooring throughout, the apartment provides a clean, modern feel ready for immediate occupation.

The location is particularly convenient, with Horley town centre, bus routes and Horley railway



station all within easy walking distance, offering excellent links to Gatwick Airport, Crawley and Central London.

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

Five-week security deposit: £1,269.23

EPC Rating: C

Council Tax band: A

Household income: £33,000 pa

Parking arrangements: Residents parking

Furnishings: Unfurnished

PLEASE BE AWARE: Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

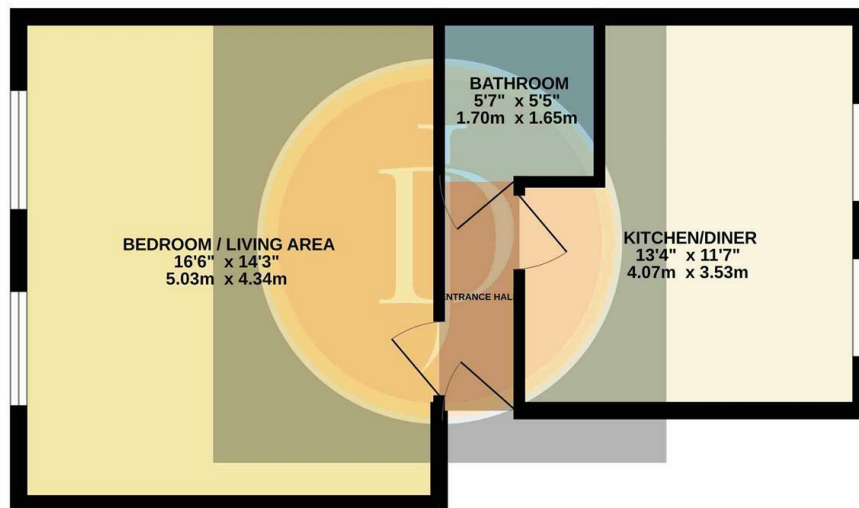
During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

£1,100 Per Calendar Month



Floor plan

FIRST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,100 Per Calendar Month

Security Deposit: £1,269

Any questions please call your local branch.



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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.