



- ***LARGE ONE DOUBLE BEDROOM FIRST FLOOR FLAT*** ***OPEN PLAN LIVING ROOM / KITCHEN 20' 10" x 12' 4" (6.35m x 3.76m)*** ***GREAT SIZE DOUBLE BEDROOM 18' 10" x 10' 3" (5.74m x 3.12m)***
 - ***MODERN BATHROOM IN WHITE, SEPARATE ELECTRIC SHOWER FITMENT***
 - ***WITHIN HALF A MILE OF A TESCO SUPERMARKET AND LOCAL SHOPS***
 - ***CLOSE TO COUNTRYSIDE IN NEARBY CHALDON, CONVENIENT LOCATION!***

A LARGE FIRST FLOOR ONE DOUBLE BEDROOM FLAT ideally located for local shopping and amenities in Caterham on the Hill. The flat is double glazed and has a modern style Kitchen and Bathroom and a large Living Room which is open plan to the Kitchen. This would be an ideal first time purchase offering great space throughout the flat. **NO ONWARD CHAIN, VIEWING RECOMMENDED!**

Westway, Caterham on the Hill, Surrey CR3 5TP
ASKING PRICE: £220,000 LEASEHOLD



for a washing machine and an under counter fridge and freezer, tiled surrounds.

DOUBLE BEDROOM

18' 10" x 10' 3" (5.74m x 3.12m)

Double glazed window to the rear, storage heater.

BATHROOM 7' 9" x 5' 8" (2.36m x 1.73m)

Skylight to the ceiling, white modern suite comprising of a panelled bath with a separate electric shower fitment, pedestal wash hand basin with a shelf and mirror above and a low flush WC, tiled surrounds. Fitted cabinet and towel rail, extractor fan and a wall mounted electric fan heater.

PARKING

The building benefits from a car park to the rear; upon ownership of the flat you can apply for a parking permit at www.permitorder.co.uk/product/permit-application-form/

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 120 years from 25/3/1988

MAINTENANCE/SERVICE CHARGE: Approx £250.00pa

GROUND RENT: £250.00pa

The current Council Tax Band is 'B', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027>.

11/6/2026



DIRECTIONS

From the High Street in Caterham on the Hill, proceed to the roundabout, turn left into Chaldon Road and then second right into Westway, The flat is on the right hand side opposite the entrance to a development called Holm Court.

LOCATION

The location is within walking distance of the shops along Westway and is within a quarter of a mile of Tesco Supermarket along Coulsdon Road. Caterham on the Hill and Caterham Valley are nearby with further High Street shops.

Caterham Railway Station is located in Caterham Valley and Whyteleafe Railway Station is approximately 1.5 miles from the flat, access to the M25 Motorway junction 6 is at Godstone, so a great location for the commuter!

Caterham also has a wide selection of local Restaurants and Pubs as well as a Sports Centre at De Stafford Secondary School in Burntwood Lane. The area boasts some fine Countryside with open country and woodland walks accessed within a mile of the house at Chaldon and onto the North Downs.

ACCOMMODATION

COMMUNAL HALLWAY

Carpeted staircase to a first floor landing, the door to the flat is on the left hand side.

ENTRANCE HALLWAY 10' 1" x 4' 1" (3.07m x 1.24m)

Large built in airing cupboard with a hot water and cold water holding tank and additional storage space.

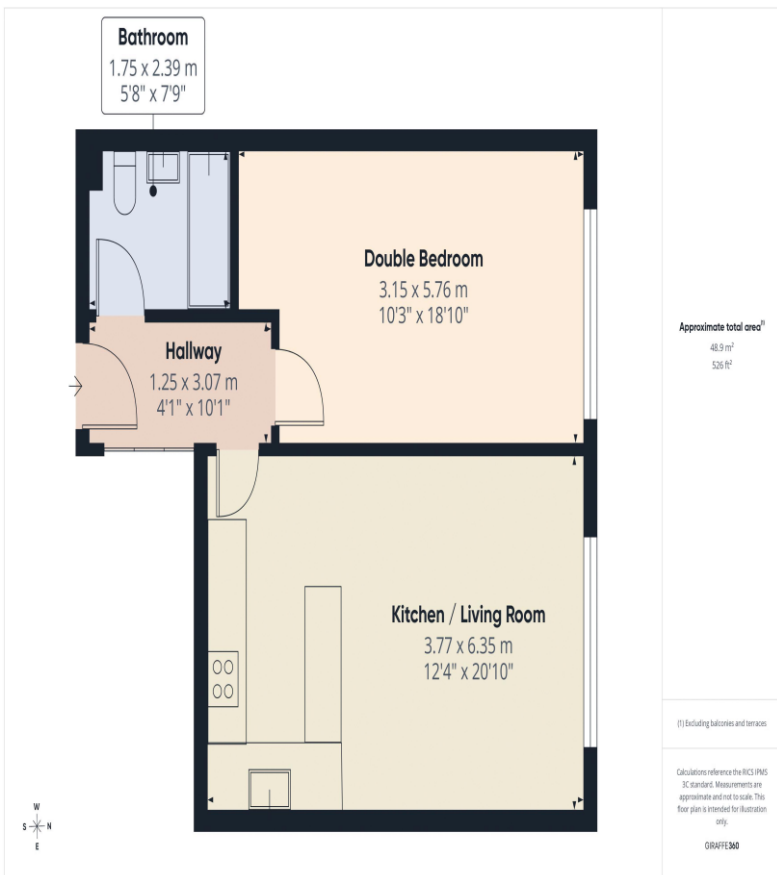
OPEN PLAN LIVING ROOM AND KITCHEN

20' 10" x 12' 4" (6.35m x 3.76m)

Large double-glazed window to the rear, electric storage heater, TV point, open plan to:

KITCHEN: Range of modern style wall and base units with worktops, built in electric oven and grill with a four-ring ceramic hob and extractor fan, space and plumbing

FLOORPLAN



ENERGY PERFORMANCE CERTIFICATE (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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