



Connells

Laburnum Court
Smallfield Horley

Laburnum Court Smallfield Horley RH6 9QB

for sale
£110,000



Property Description

purchase does not go ahead

Situated within the sought-after Laburnum Court development in Smallfield, this attractive two-bedroom park home offers well-maintained and spacious accommodation in a convenient location close to the village centre.

The property has recently been redecorated throughout and is presented to a high standard. The bright and welcoming living area provides an ideal space for relaxing and entertaining, while the modern fitted kitchen offers a range of units and work surfaces designed for practical everyday living.

There are two well-proportioned bedrooms, both offering comfortable accommodation, together with a contemporary bathroom finished to a modern specification.

Externally, the property enjoys a private garden area, providing a pleasant outdoor space to enjoy during the warmer months. Laburnum Court is conveniently located within easy walking distance of Smallfield High Street, where a range of local shops, amenities and transport links can be found.

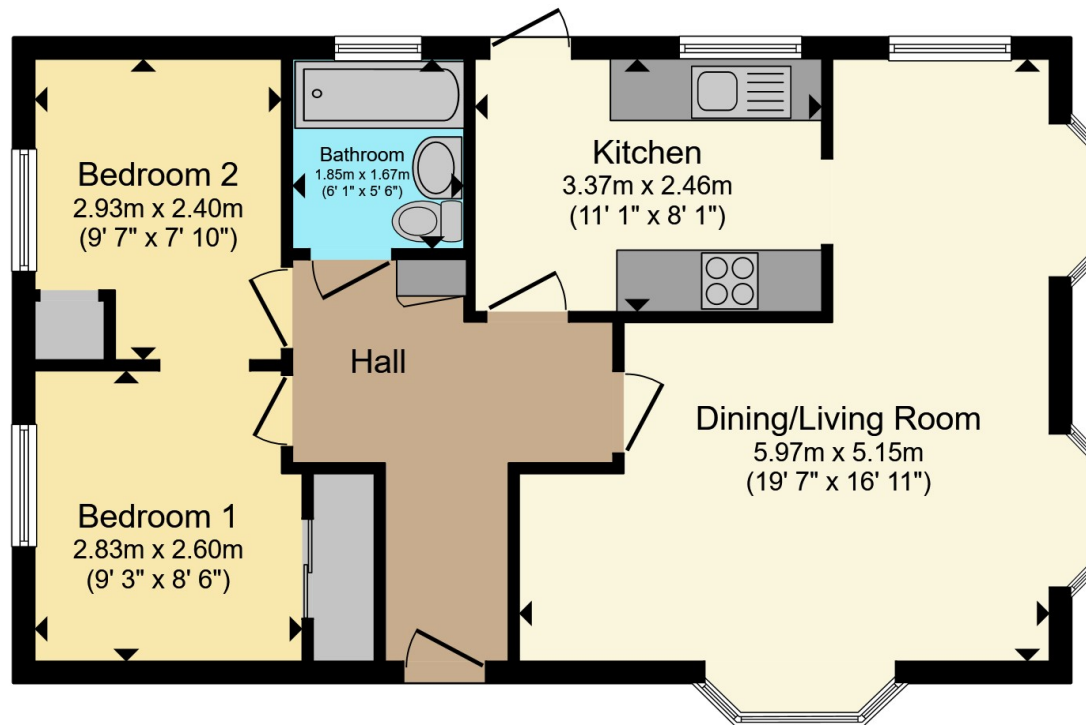
This charming park home combines modern interiors with a convenient village location and is an excellent opportunity for those looking to downsize or enjoy a peaceful lifestyle in a well-established community.

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







Total floor area 59.7 m² (642 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

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30 High Street
 HORLEY RH6 7BB

EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/HLY405160

We are currently awaiting Tenure details. 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.

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