



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£995,000

Freehold

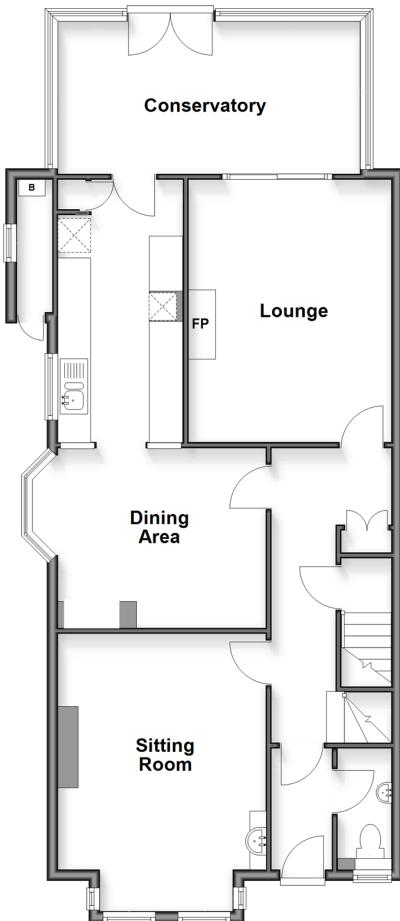
4x 2x 3x

**Chart Lane, Reigate,
Surrey, RH2**

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Ground Floor

Approx. 95.1 sq. metres (1024.0 sq. feet)



Conservatory

Lounge

Dining Area

Sitting Room

Basement

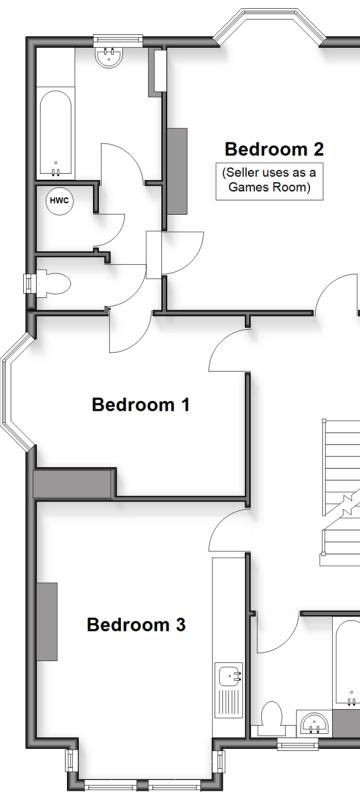
Approx. 16.6 sq. metres (178.6 sq. feet)



Basement Room

Split Level First Floor

Approx. 77.7 sq. metres (836.5 sq. feet)



Bedroom 2
(Seller uses as a
Games Room)

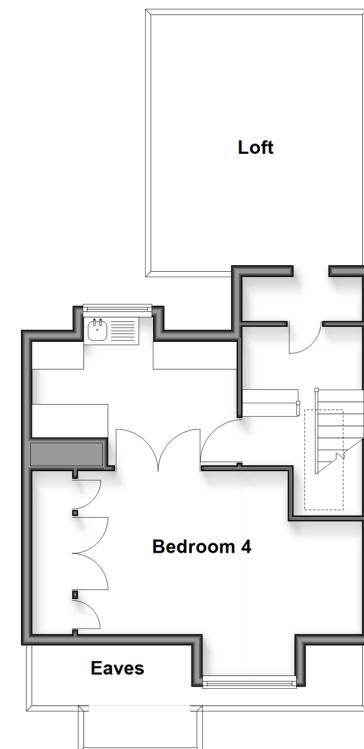
Bedroom 1

Bedroom 3

Bedroom 2
(Seller uses as a
Games Room)

Second Floor

Approx. 36.1 sq. metres (388.0 sq. feet)



Loft

Bedroom 4

Eaves

Accommodation

GROUND FLOOR

Entrance Hall

Sitting Room: 16'3 into bay x 12'5 (4.96m x 3.79m)

Lounge: 15'6 x 12'1 (4.73m x 3.69m)

Dining Area: 14'8 x 10'5 (4.47m x 3.18m)

Kitchen Area: 15'7 x 7'2 (4.75m x 2.19m)

Conservatory: 19'3 x 9'5 (5.87m x 2.87m)

BASEMENT

Basement Room: 24'7 x 6'8 (7.50m x 2.03m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 17'7 into bay x 12'1 (5.36m x 3.69m)

Bathroom: 7'9 x 7'3 (2.36m x 2.21m)

Separate Toilet

Bedroom 2 (used as Games Room): 16'5 x 12'5 (5.01m x 3.79m)

Bedroom 3: 14'4 into bay x 10'9 (4.37m x 3.28m)

Bathroom: 7'1 x 6'9 (2.16m x 2.06m)

SECOND FLOOR

Landing

Bedroom 4: 19'3 into fitted wardrobes x 9'6 (5.87m x 2.90m)

Kitchenette: 12'7 x 7'5 (3.84m x 2.26m)

Eaves

OUTSIDE

Rear Garden

Driveway



Main features

- **Substantial Victorian semi-detached family home with period features**
- **Sought after location with elevated views across Reigate Hill**
- **Accommodation over 2248 square feet plus basement**
- **Scope for modernisation & extensions, subject to planning permission**
- **Large private rear garden & private driveway**

Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.7 miles, St Joseph's Catholic Primary, Redhill 1.2 miles, St John's Primary 1.3 miles

Secondary Schools: Reigate School 0.5 miles, Reigate Grammar School 0.7 miles, Dunottar School 0.7 miles

Transport Information

Train Stations: Reigate 1.0 miles, Earlswood 1.7 miles, Redhill 1.9 miles

Address

Chart Lane, Reigate, Surrey, RH2

Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ cubittandwest.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING
D(56) | 111⁺ CURRENT:
C(76) POTENTIAL:
21613459/20260116/JB1/KH