



**Guide Price**  
**£995,000**

**Freehold**

4x  2x  3x 

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

**OVER 60?**

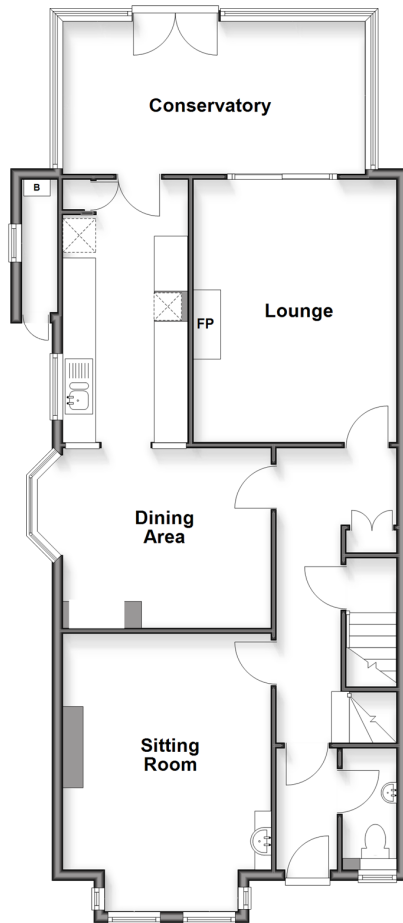
Secure this property  
for up to **59% less!**

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## Ground Floor

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



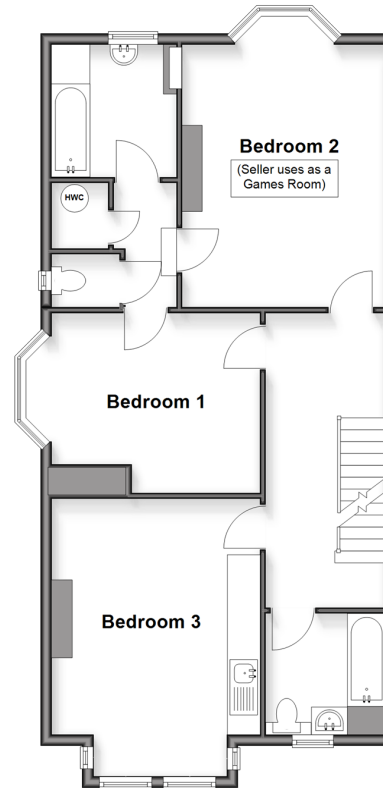
## Basement

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



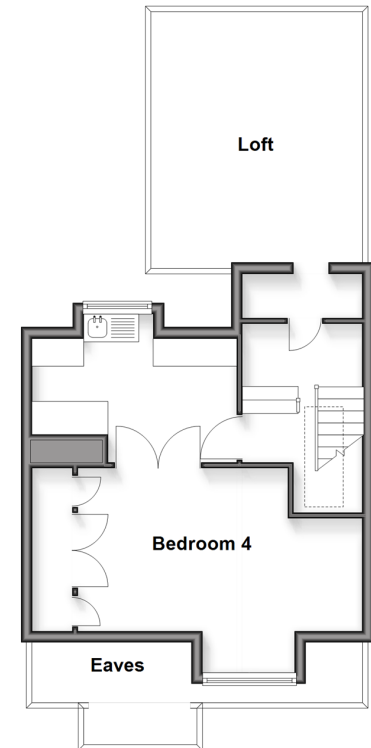
## Split Level First Floor

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



## Second Floor

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



## 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](https://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



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