

# Sovereign Walk, Victoria Road, Horley

Offers in Region of **£280,000**

MANSELL McTAGGART
Trusted since 1947









- Two double bedroom first-floor apartment
- Convenient Horley town centre location
- Less than a five-minute walk to Horley station
- Presented in excellent condition throughout
- Bright open-plan kitchen, dining and living room
- Private balcony accessed from the living space
- Primary bedroom with en-suite shower room
- Contemporary bathroom and useful hallway storage
- Allocated parking, a rarely available benefit within the town centre
- Council Tax Band 'C' and EPC 'B'

Situated in the centre of Horley, less than a five-minute walk from Horley station, this two double bedroom first-floor apartment is presented in excellent condition throughout, offering modern interiors, a private balcony and allocated parking.

The entrance hall provides access to the principal rooms and incorporates useful built-in storage, helping to keep the living accommodation clear and organised.

At the heart of the apartment is a bright open-plan kitchen, dining and living room. Windows on two sides allow plenty of natural light into the space, with distinct areas for comfortable seating and a dining table. A door opens onto the private balcony, providing an outdoor space to enjoy a morning coffee or relax during the warmer months.

The kitchen is fitted with contemporary units complemented by contrasting work surfaces, a built-in oven and a gas hob with an extractor above. Its open layout keeps the kitchen connected to the dining and seating areas, creating a sociable setting for everyday living and entertaining.

Both bedrooms accommodate a double bed, with the primary bedroom benefiting from its own en-suite shower room. The second bedroom offers flexibility as a guest room or a combined bedroom and workspace. A separate contemporary bathroom features a bath with a shower above, wash basin, WC and heated towel rail.

Allocated parking is a particularly valuable addition and a rarely available benefit within the town centre. Together with the short walk to Horley station, this makes the property well suited to buyers seeking convenience for both everyday living and commuting.

Contact Mansell McTaggart Horley now to arrange your viewing.

**Lease Details**

Length of Lease: 118 years remaining (2026)

Annual Service Charge – £1,500

Service Charge Review Period – July

Annual Ground Rent - £300

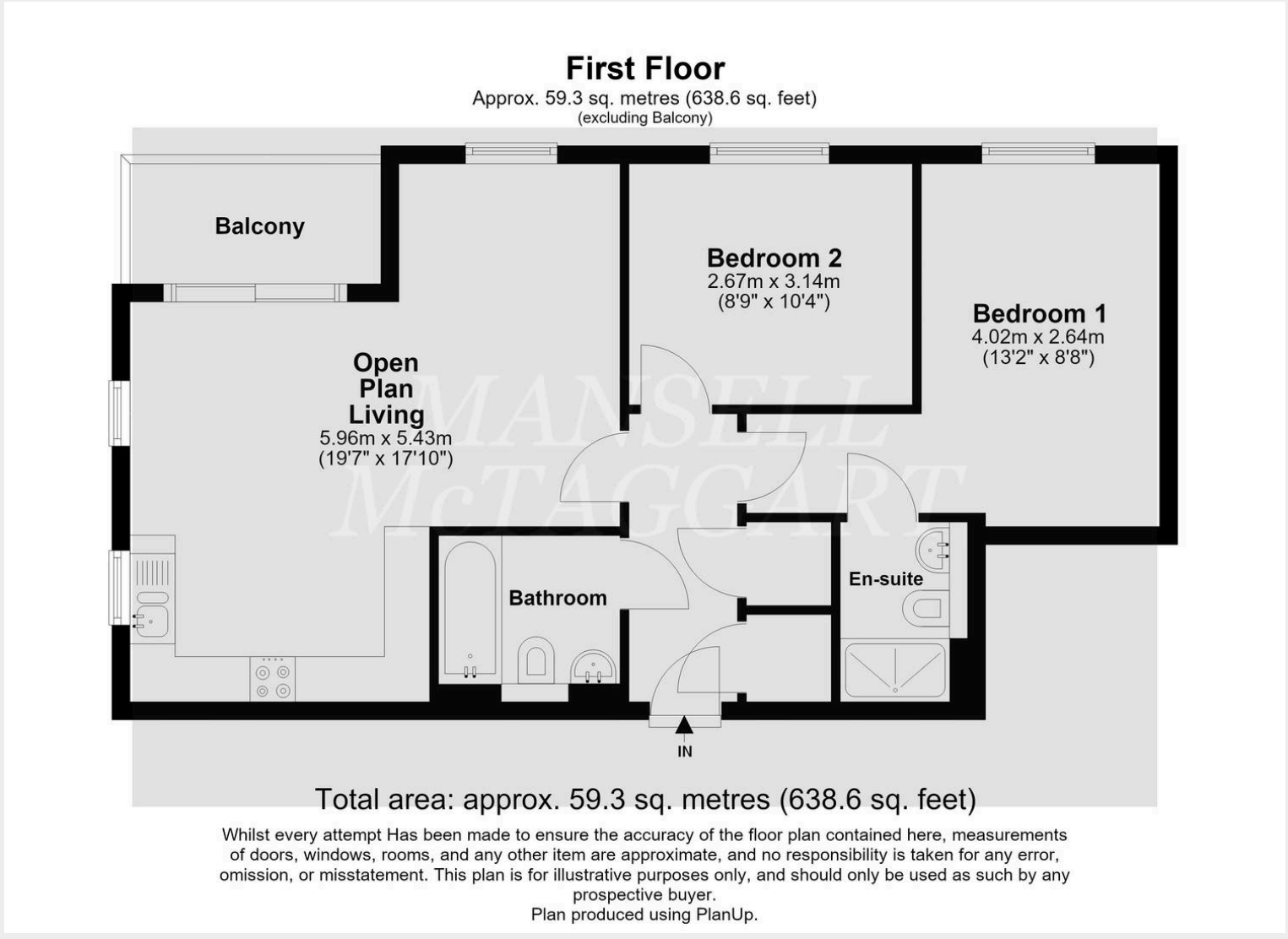
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.













# Mansell McTaggart Horley

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