



## Jessop House, 5 Iron Railway Close, Coulsdon

Guide Price **£350,000**



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

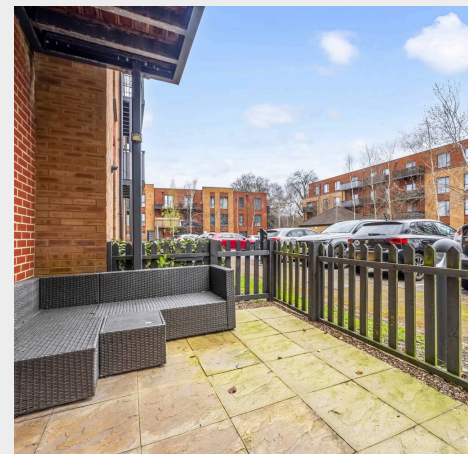


- Ground floor
- Two great sized bedrooms
- Parking available
- Modern condition
- Integrated appliances
- Great transport links to all areas such as London, Horsham, Reigate, Brighton and loads more
- Located short walks away from Coulsdon Memorial Ground and Farthing Downs
- Spacious property
- Council Tax Band 'C' and EPC 'B'

Mansell McTaggart is happy to present this 2-bedroom, 1 bathroom, ground floor flat in the popular Cane Hill Development. Finished to a modern standard, this impressive home offers well-proportioned accommodation, stylish contemporary interiors and excellent built-in storage, all perfectly complemented by superb transport connections across all areas.

Upon entering the property, you are greeted by a generous entrance hallway which provides access to all rooms, creating a practical and well-considered layout. A large integrated storage cupboard is conveniently positioned within the hallway, maximizing usable space.

The main bathroom is finished with quality fixtures and fittings to provide a sleek and sophisticated feel. The suite includes a contemporary bath with overhead shower and glass screen, a stylish wash hand basin with vanity storage, modern tiling and chrome fittings, all combining to create a refined and comfortable space.



At the heart of the home is the impressive open-plan kitchen and living area, thoughtfully designed to balance both style and functionality. The kitchen features a range of integrated appliances including an oven, hob, extractor hood, fridge-freezer, and washer/dryer. These are complemented by modern cabinetry, generous worktop space, and ample storage. The open-plan design allows a natural flow between cooking, dining and living areas, making it perfect for entertaining guests or relaxed day-to-day living.

The accommodation is completed by two well-sized double bedrooms, each offering comfortable proportions along with additional storage cupboards, ensuring practicality without compromising space. Both rooms also provide excellent versatility, easily accommodating guest space, a home office or dressing area depending on individual needs.

Thoughtfully designed and ready to move straight into, this appealing home in Coulsdon combines quality finishes with a practical layout, offering comfortable modern living in a convenient and well-connected setting.

#### **Lease Details**

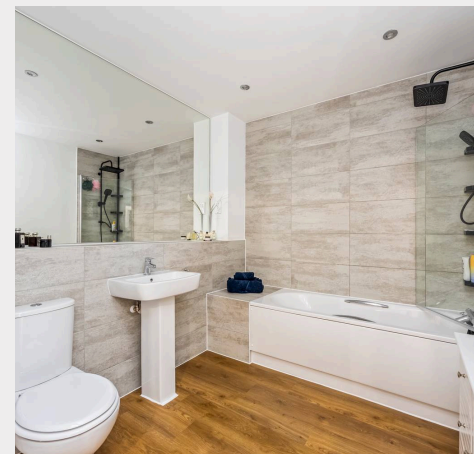
Length of Lease: 117 years remaining (2026)

Annual Service Charge – £1,836

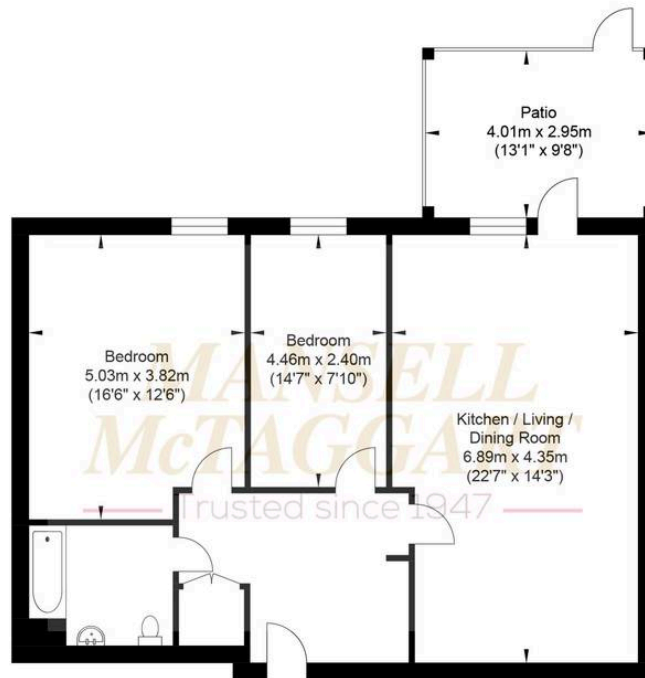
Service Charge Review Period – April

Annual Ground Rent – £250

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



## Iron Railway Close



Ground Floor Flat  
Approximate Floor Area  
863.80 sq ft  
(80.25 sq m)

Approximate Gross Internal Area = 80.25 sq m / 863.80 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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