



Brighton Road, Banstead

The **PERSONAL** Agent

Guide Price £825,000

Freehold

- Chain Free
- Beautifully Appointed Modern Town House
- Solar Panels & Built In System Air Circulation System Fitted in Every Room
- Four Double Bedrooms With Taylor Made Hammond Fitted Wardrobes
- Excellent Kitchen Breakfast Room
- Master Bedroom With Ensuite
- Private Rear Garden With Generous Sun Terrace & Garden Shed
- Excellent Train Links To London Victoria And Easy Access To M25
- Convenient for Banstead and Nork villages
- Private Off Street Parking

This exquisite mid terrace townhouse, built in 2023, presents a remarkable opportunity for those seeking a modern family home. Spanning an impressive 1,658 square feet, this property is designed to cater to contemporary living while providing ample space for relaxation and entertainment.

The location of this property is particularly advantageous, being within easy reach of Banstead Village. Here, you will find a delightful array of shops, cafes, and local amenities that cater to your everyday needs. The surrounding area is renowned for its picturesque parks and excellent schools, making it an ideal choice for families looking to settle in a vibrant community.

As you step inside, you are greeted by a spacious reception hallway that offers generous storage space. The heart of the home is undoubtedly the stunning kitchen breakfast room which has an extensive range of units and built in appliances and delightful window seat. This then leads to a generous family room with doors opening directly onto the sun terrace and the



rear garden, enhancing the indoor outdoor living experience.

The townhouse features four well proportioned bedrooms, each designed to provide comfort and privacy. With three modern bathrooms, morning routines and family life are made effortless, ensuring convenience for everyone in the household.

This modern townhouse is more than just a house; it embodies a lifestyle choice that offers comfort, style, and a strong sense of community. With its contemporary finishes and thoughtful layout, this property is sure to impress those in search of a new place to call home in Banstead. Seize the opportunity to make this stunning house your own and enjoy all that it has.

This fabulous family home is ideally located within easy reach of both Nork and Banstead village, as well as Banstead railway station, which provides regular services to London Victoria with journey times of approximately 45–55 minutes.

Banstead retains all the charm of a popular Surrey village, whilst

benefiting from its convenient position just a short drive from the larger towns of Epsom, Sutton and Reigate, all of which offer comprehensive shopping and leisure facilities.

The M25 is approximately four miles to the south at Junction 8, providing excellent road connections to both Gatwick and Heathrow airports, as well as the wider motorway network.

The area also offers an excellent choice of sporting and leisure activities. The surrounding countryside provides an extensive network of scenic routes, making it particularly well suited to walking, running and horse riding. Ramblers and nature enthusiasts are especially well catered for, with a wealth of beautiful countryside and walks to explore close by.

Tenure- Freehold
Council Tax Band- E

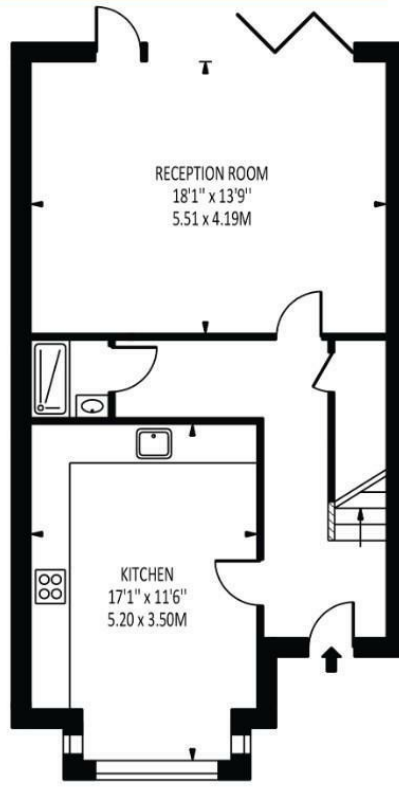




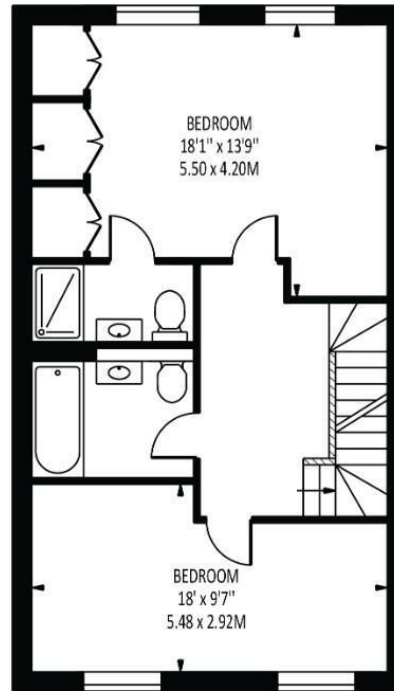


Brighton Road

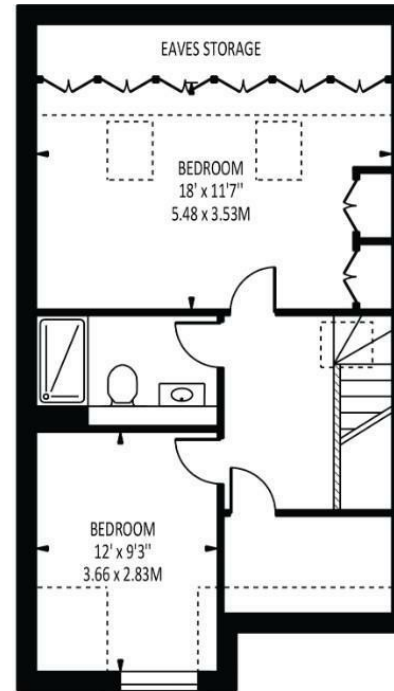
Total Area: 1746 SQ FT • 162.21 SQ M
(Including Restricted Height & Eaves Storage)
Restricted Height & Eaves Storage Area : 114 SQ FT • 10.60 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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LETTINGS & MANAGEMENT

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

