



**Connells**

Teal House Webber Street  
HORLEY



### Property Description

Located on the popular Westvale Park development in Horley, this spacious and modern two bedroom, two bathroom first floor apartment offers stylish open-plan living and excellent natural light throughout.

The property features a bright double-aspect lounge/kitchen, providing plenty of space for relaxing and entertaining. Both bedrooms are well-proportioned doubles, with the master bedroom benefitting from an en suite shower room, while a contemporary family bathroom serves the second bedroom. The entrance hall includes two useful storage cupboards, adding to the home's practicality.

Further benefits include a 991-year lease and allocated parking. Ideally situated for local amenities, green spaces, and easy access to Horley town centre and Gatwick Airport, this superb apartment makes an ideal first home or investment opportunity.

### Entrance Hall

### Open Plan Kitchen / Lounge

25' 9" x 11' 6" ( 7.85m x 3.51m )

### Bedroom One

13' 1" x 10' 6" ( 3.99m x 3.20m )

### Bedroom Two

12' 11" x 8' 2" ( 3.94m x 2.49m )

### Bathroom











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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30 High Street  
 HORLEY RH6 7BB

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 1600.00

Ground Rent:  
 230.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY404898](http://connells.co.uk/Property/HLY404898)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HLY404898 - 0004