



Victoria Road Horley RH6 7AB

www.jamesdeanproperty.co.uk



JAMES DEANE
ESTATE AGENTS

A beautifully presented second-floor apartment forming part of an attractive conversion in the heart of Horley town centre, offering contemporary accommodation finished to an excellent standard throughout.

The property features a bright and spacious open-plan living area with a modern fitted kitchen incorporating integrated appliances and ample workspace. Large feature windows and a Juliette balcony allow plenty of natural light to flood the room, creating an inviting living and entertaining space.

The bedroom is well proportioned and thoughtfully designed to maximise the available space, while the luxurious bathroom benefits from high-quality tiling and a contemporary white suite with shower over bath.

Additional benefits include gas central heating, secure entry system and permit parking for one car.



Ideally positioned just moments from Horley's shops, cafés, restaurants and local amenities, the property is also within easy walking distance of Horley mainline station, providing excellent links to London, Gatwick Airport and the South Coast.

*Please note: The apartment is situated on the second floor and there is no lift access. There is also a one off charge for the parking, details on request.

Five-week security deposit: £1,557.69

EPC Rating: B

Council Tax band: B

Household income: £40,500 pa

Parking arrangements: Permit parking for one car*

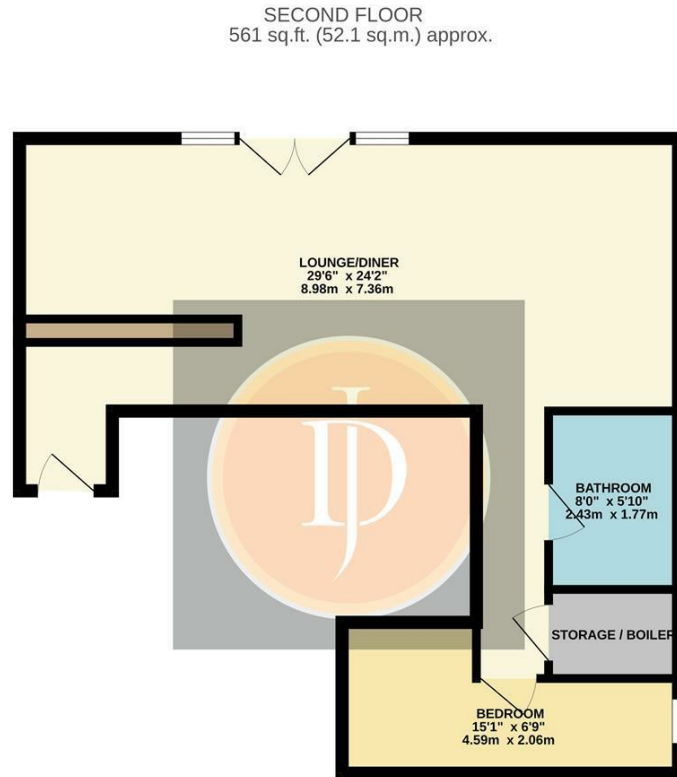
Furnishings: Unfurnished

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

£1,350 Per Calendar Month



Floor plan



TOTAL FLOOR AREA: 561 sq.ft. (52.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,350 Per Calendar Month

Security Deposit: £1,557

Any questions please call your local branch.



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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.