



Royal Earlswood Park, Redhill  
£400,000





A beautifully presented ground-floor apartment in a characterful Victorian building, complete with its own private entrance and terrace. With flexible living space, two parking spaces and access to on-site leisure facilities, it offers a rare blend of charm, privacy and modern convenience.





**\*\*Guide Price - £400,000 - £425,000\*\***

Set within Helena House — a handsome Victorian building forming part of the former Redhill Hospital development — this beautifully presented ground-floor apartment offers a rare blend of period character, privacy and modern comfort. As the smallest and quietest building on the estate, Helena House enjoys a peaceful position within expansive, well-kept communal grounds.

The apartment benefits from its own private entrance via a generous patio terrace, creating a lovely spot for outdoor dining or simply enjoying the surroundings. Inside, the property is finished to an immaculate standard, beginning with a spacious entrance hall that leads to a cloakroom and separate utility room. The bright living room opens directly onto the terrace, giving the home a natural flow between indoor and outdoor space.

A stylish kitchen/breakfast room features high-gloss cabinetry, a large pantry and a breakfast bar, while the principal bedroom includes fitted wardrobes and a luxurious en-suite with underfloor heating. A second double bedroom is served by a modern refitted shower room, also with underfloor heating. Bedrooms three and four each showcase striking vaulted brick ceilings, offering flexible use as additional bedrooms, a home office or creative space.

Further benefits include two allocated parking spaces, visitor parking, private outdoor storage and unlimited access to the on-site leisure centre with a swimming pool and gym. With Earlswood station just a 10-minute walk away, the location suits commuters and anyone seeking a distinctive home in a calm, characterful setting.



## Need to know

- Ground-floor apartment set within Helena House, a characterful Victorian building in a peaceful position.
- Private entrance via a generous patio terrace ideal for outdoor dining and relaxing.
- Immaculately presented interior with a spacious hallway, cloakroom and separate utility room.
- Bright living room opening directly onto the terrace for easy indoor-outdoor flow.
- Stylish kitchen/breakfast room with high-gloss units, pantry storage and a breakfast bar.
- Principal bedroom with fitted wardrobes and a luxurious en-suite with underfloor heating.
- Three additional versatile rooms, including two with striking vaulted brick ceilings.
- Two allocated parking spaces, visitor parking, private outdoor storage and full use of the on-site leisure centre with pool and gym.



### Ground Floor

Helena House, Royal Earlswood Park, Redhill

Total Area: 132.9 m<sup>2</sup> ... 1430 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

 RALPH JAMES

## Interested?

redhill@ralphjames.co.uk  
01737 765 555

1

ralphjames.co.uk