



Sandpiper House, 13 Webber Street, Horley

Offers Over £300,000



**MANSELL
McTAGGART**
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- Council Tax Band 'C' and EPC 'tbc'

Introducing this beautifully presented two double bedroom ground floor apartment, situated within the ever popular Westvale Park development.

A particular feature of the property is its position within the development. Facing mature greenery the apartment enjoys a pleasant outlook and a noticeably more secluded feel, creating a greater sense of privacy while still benefiting from everything Westvale Park has to offer.

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to all of the principal rooms. The hallway itself has been tastefully presented with decorative wall panelling and contemporary flooring, setting the tone for the accommodation throughout.

The heart of the home is the impressive open plan kitchen, living and dining room, extending to approximately 25ft at its maximum length. This is an excellent space for both everyday living and entertaining, with clearly defined areas for relaxing, dining and cooking while retaining an open and sociable layout. The living area is bright and spacious, with windows to two aspects allowing plenty of natural light into the room while also providing views towards the surrounding greenery. There is ample room for a generous range of freestanding furniture, with the current layout demonstrating just how comfortably the space can accommodate a large sofa arrangement. The kitchen is positioned towards the opposite end of the room and is fitted with a comprehensive range of modern white wall and base units, complemented by wood-effect work surfaces and contrasting splashbacks. There is a fitted oven and hob with extractor above, together with space for additional appliances.



The kitchen arrangement provides a good amount of preparation and storage space while remaining connected to the main living area. Between the kitchen and living space is a dedicated dining area, providing room for a table and chairs and making the room particularly well suited to entertaining or family meals. The principal bedroom is a generous double room, measuring approximately 13ft 4in in length, and is beautifully presented with a feature panelled wall and ample room for a range of bedroom furniture. This bedroom also benefits from its own modern en-suite shower room, fitted with a large shower enclosure, wash hand basin and WC, together with contemporary tiling and a chrome heated towel rail. Bedroom two is another well-proportioned double room, again extending to approximately 13ft 4in in length. The room is currently arranged as a child's bedroom but would work equally well as a guest bedroom, home office or additional double bedroom depending on individual requirements. Completing the accommodation is a separate modern bathroom, fitted with a white suite comprising a panel enclosed bath with shower attachment and screen, wash hand basin and WC. A chrome heated towel rail and contemporary tiling complete the room. Throughout the apartment, the presentation is a particular strength, with neutral décor, decorative wall panelling and a modern finish creating a home that feels bright, comfortable and ready to enjoy. Externally, the property's setting is another major selling point. Rather than facing directly towards neighbouring homes, the apartment looks towards established greenery helping to create a more peaceful and tucked-away position within the development.

Lease Details

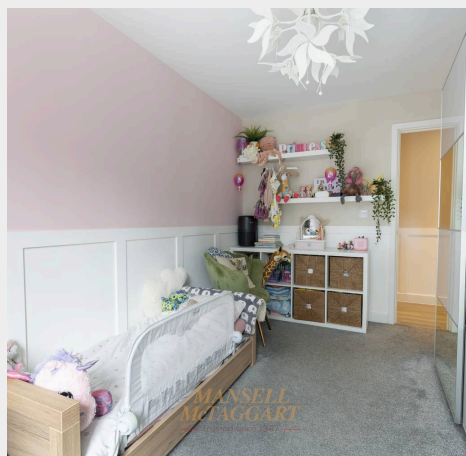
Length of Lease: 116 years remaining (2026)

Annual Service Charge – £2,171.46

Service Charge Review Period – January

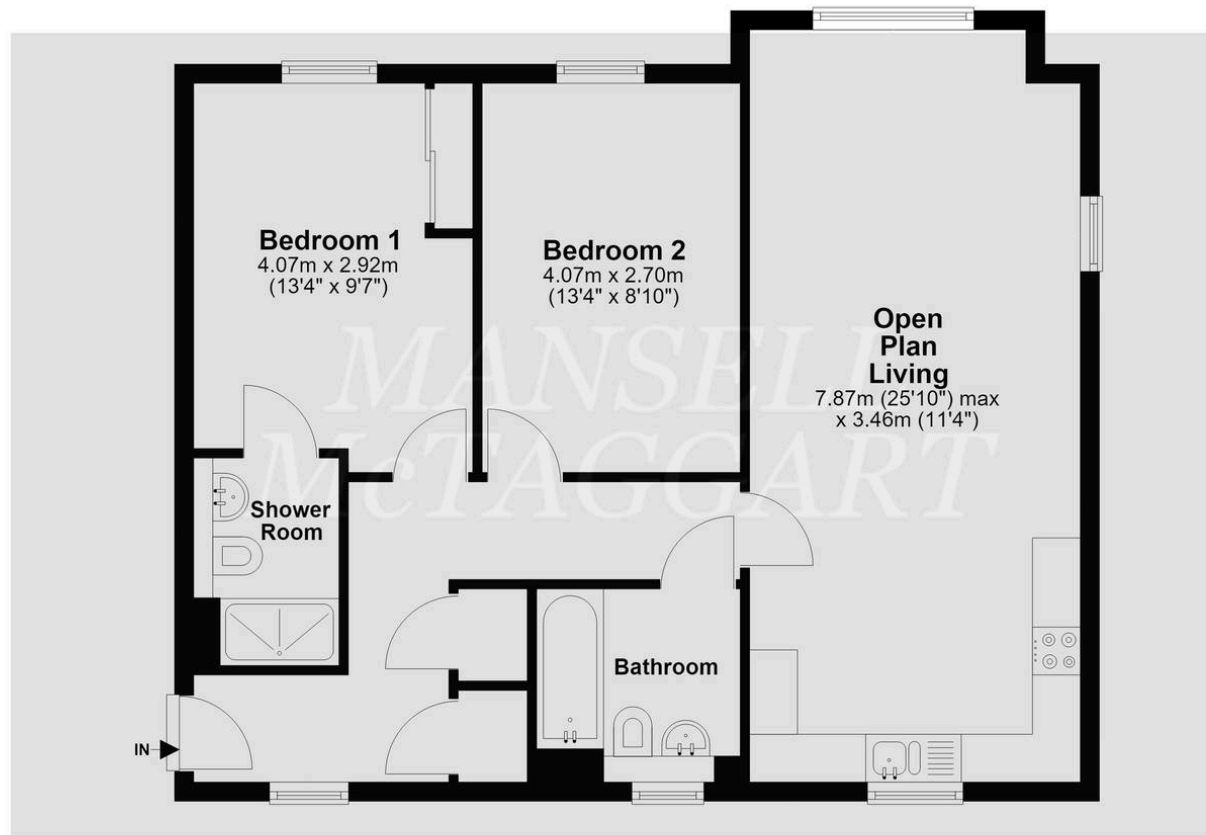
Annual Ground Rent – £250

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



Ground Floor

Approx. 69.5 sq. metres (747.6 sq. feet)



Total area: approx. 69.5 sq. metres (747.6 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

Mansell McTaggart Horley

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