



**Connells**

Flat 6 Brighton Road  
Horley

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Horley RH6 7HD

for sale  
£170,000



### Property Description

A well-presented one-bedroom first floor flat ideally located on Brighton Road in Horley. The property offers an open-plan living space with a fitted kitchen providing ample worktop space and room for white goods. The double bedroom benefits from an en-suite shower room comprising shower cubicle, WC, and wash basin.

Offered with share of freehold and a lease of 111 years remaining, this home is available with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors.

### Entrance Hall

### Lounge/Kitchen

12' 5" x 12' 2" ( 3.78m x 3.71m )

### Bedroom 1

11' 9" x 7' 4" ( 3.58m x 2.24m )

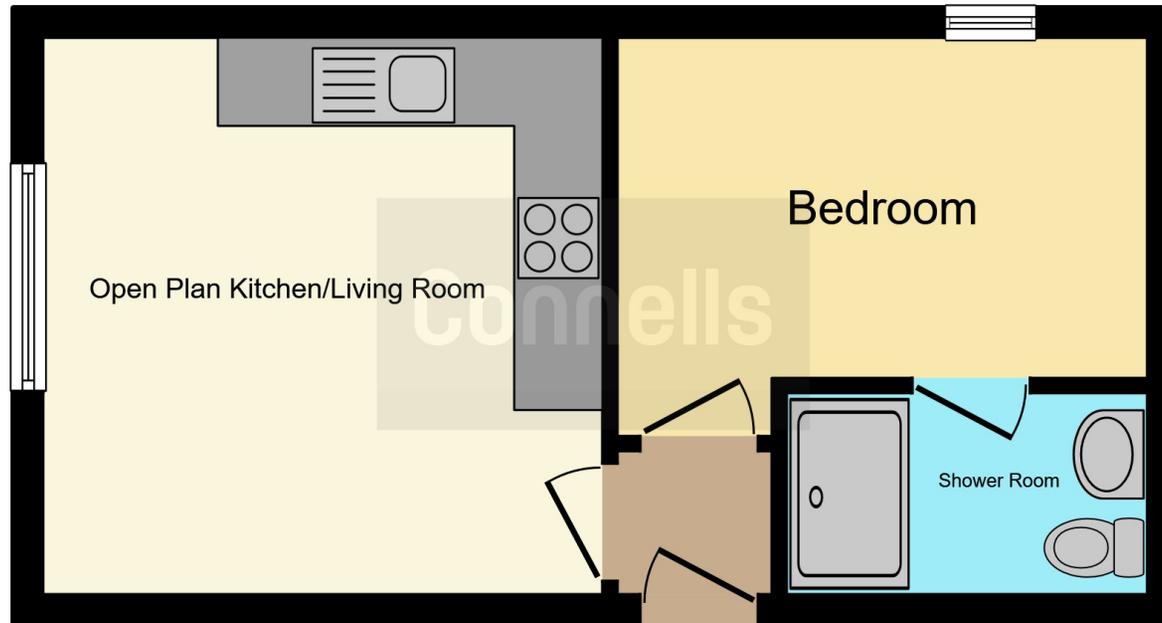
### Shower Room











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

**T 01293 785 346**  
**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
 HORLEY RH6 7BB

EPC Rating: C Council Tax Band: B

Service Charge: 250.00 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY404809](http://connells.co.uk/Property/HLY404809)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2011. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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