



**Mill Lane**  
**Oxted, RH8 9DS**

Offers in Excess of £250,000

**GAO**  
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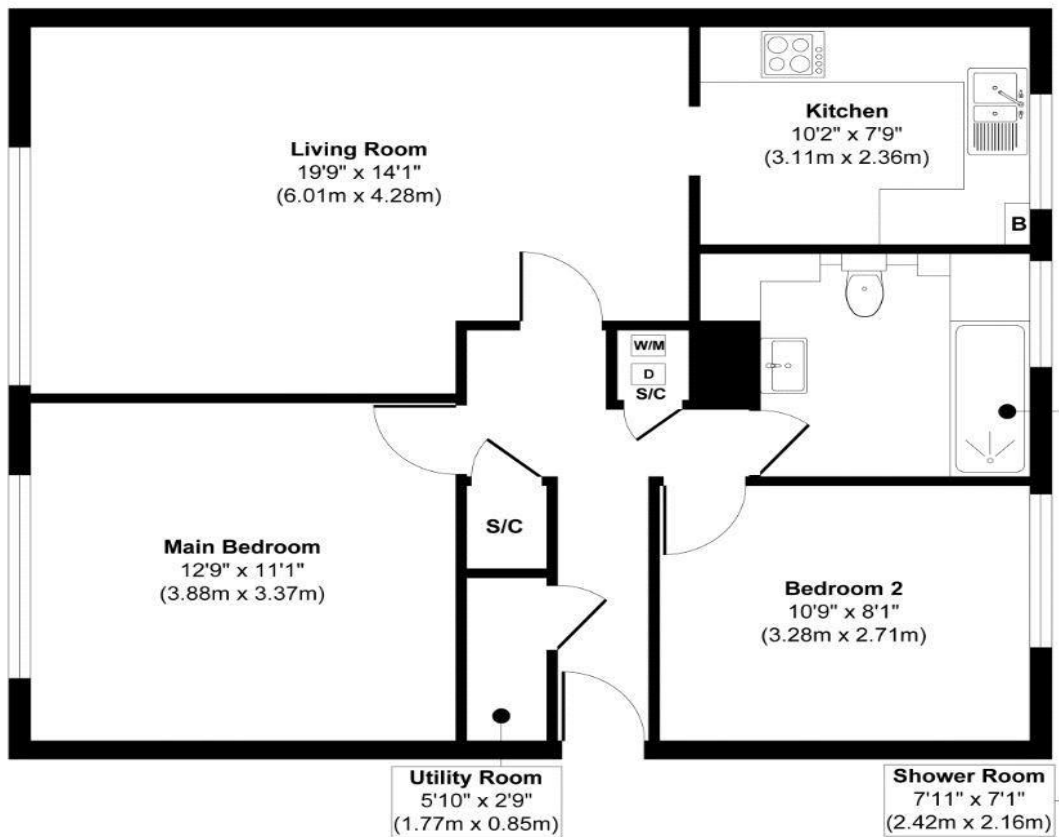


## MAIN FEATURES:

- **First Floor Maisonette**
- **Fitted Kitchen**
- **Good Size Lounge/Diner**
- **Double Bedroom**
- **Modern Refitted Bathroom**
- **Off Road Parking**

Situated in the sought-after town of Oxted, this well-presented first floor maisonette on Mill Lane, offers an excellent opportunity for first-time buyers, downsizers or investors alike. The property features a fitted kitchen, a spacious lounge/diner ideal for relaxing or entertaining, a generous double bedroom, and a refitted bathroom/WC finished to a modern standard. Further benefits include off road parking together with well maintained communal gardens and areas, creating an attractive and welcoming setting.

Oxted is a highly desirable Surrey location, offering a perfect balance of town and country living. Residents enjoy a vibrant high street with a range of independent shops, cafés, restaurants and supermarkets, whilst excellent transport links provide direct rail services into London, making it ideal for commuters. The surrounding countryside, including nearby walks along the North Downs and Limpsfield Common, offers plenty of opportunities for outdoor leisure and recreation. Reputable local schools and a strong community feel further add to the appeal of this charming area. Early viewing is highly recommended.



**Floor Plan**

**Approx. Gross Internal Floor Area 760 sq. ft / 70.68 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

**Viewings: By appointment.**

**For further information contact us:**

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**We're Open:**

**8am – 8pm 7 days a week**

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