



Brighton Road, Horley

In Excess of £300,000



**MANSELL  
McTAGGART**  
Trusted since 1947



- NO ONWARD CHAIN
- Two double bedrooms
- Prime central location – just a 5-minute walk to Horley town centre
- Two allocated parking spaces
- Contemporary fitted kitchen
- Bright and naturally well-lit throughout
- First-floor maisonette
- Open-plan living space
- Converted Victorian property
- Council Tax Band 'C' and EPC 'C'

Offered to the market with NO ONWARD CHAIN, this beautifully presented first-floor maisonette is set within a tastefully converted Victorian building in the heart of Horley. Ideally located, the property provides easy access to Horley town centre, Gatwick Airport, transport links, and a wide range of local amenities.

On arrival, the property immediately impresses with its attractive Victorian façade and allocated parking spaces. The maisonette benefits from its own private entrance, leading to a staircase that rises to the first floor. Here, a spacious landing provides access to all rooms.

Both bedrooms are generous doubles, each featuring fitted wardrobes, ample space for additional furniture, and large windows that allow for an abundance of natural light.

The open-plan living and dining area forms the heart of the home and comfortably accommodates multiple sofas, a coffee table, entertainment area, and a dining table suitable for four to six people.



The contemporary kitchen is well-appointed with a range of upgraded white wall and base units, ample worktop space, and integrated appliances including an oven, hob, fridge/freezer, and washing machine, all complemented by stylish wood-effect flooring. Completing the accommodation is a modern bathroom, comprising a panelled bath with shower over, WC, and hand wash basin.

This light-filled and well-maintained home would make an ideal first-time purchase, investment, or downsizing opportunity in a highly sought-after central location.

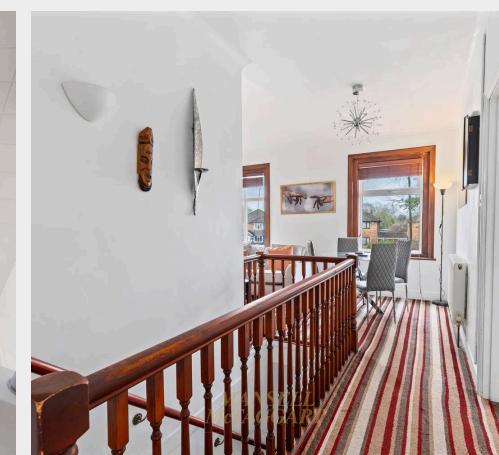
#### Lease Details

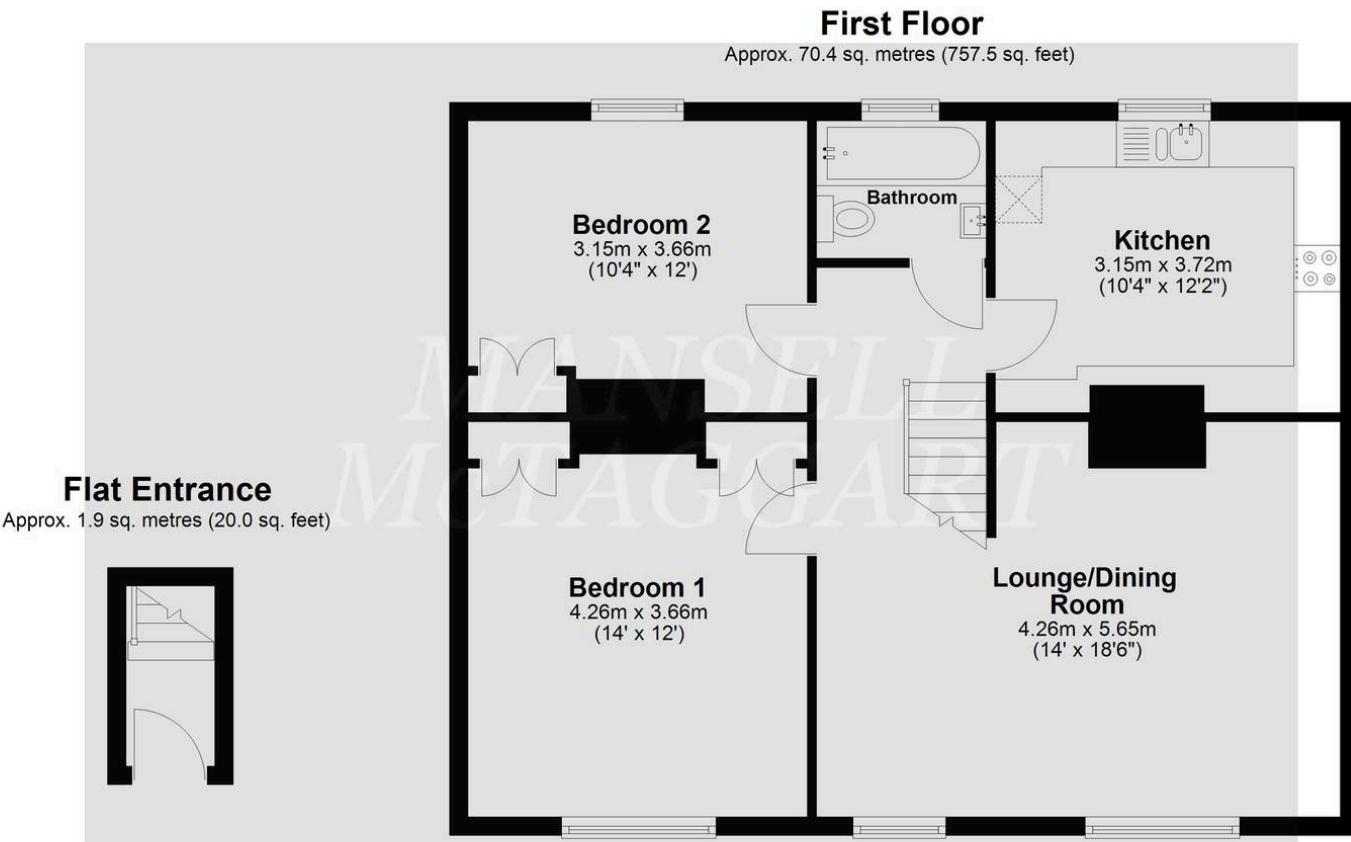
Length of Lease: 100 years remaining (2026)

Annual Service Charge – None

Annual Ground Rent – £100

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





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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