



6 CROWHURST MEAD, GODSTONE
SURREY, RH9 8BF

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A two-bedroom first-floor maisonette in a popular private development.

Situated in a small cul-de-sac within the sought-after village of Godstone, this attractive two double bedroom maisonette offers spacious, well-presented accommodation arranged over two floors and feels more like a house than a flat. The first floor features a generous lounge with ample space for dining, alongside a modern fitted kitchen. Upstairs, there are two well-proportioned double bedrooms and a contemporary bathroom.

The property also benefits from allocated parking and is ideally located close to Godstone village, with its popular pubs, cafés and excellent local community. There are desirable local schools nearby, while convenient transport links can be found via Junction 6 of the M25. A fabulous first-time purchase or investment opportunity, this appealing maisonette combines village living with excellent access to surrounding towns and commuter routes.

Tenure: Leasehold- 125 Years from 1994 however the lease is currently in the process of being extended to 999 years. Please ask for further details.

Current charges are:

Service charge : Approx £950 per annum

Ground rent: Peppercorn

Local Authority: Tandridge District council

EPC Rating: C

Council Tax Band: D

This information has been provided by the seller and will need to be verified through solicitors .



SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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