



Brighton Road, Salfords, RH1 5BX

Guide Price £240,000 - £260,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Brighton Road, Salfords, RH1 5BX

Presenting this stylish split level maisonette, ideal for first-time buyers. Situated in a sought-after location, this property offers two generously sized bedrooms, providing ample space for comfortable living.

Convenience is at your doorstep, with Salfords train station and the Fastway 100 bus stop just a short stroll away, perfect for those commuting or travelling around the area.

Indulge in the comforts of modern living, as the triple glazed windows to the front of the property ensure tranquillity and insulation from any outside disturbances.

The spacious living room offers flexible layout options, with enough space to cater for a dining table and chairs, creating the perfect atmosphere for entertaining.

A separate fitted kitchen allows for the preparation of culinary delights. Upstairs, the main bedroom boasts fitted wardrobes, adding to the practicality and convenience of storage. A further second bedroom and a family bathroom with bath and shower completes the property.

Additionally, this property benefits from a long lease with 151 years remaining, providing peace of mind for the future.

The vendors have also advised us that they have access to parking in the evenings and weekends.

Settle into this property, and experience the epitome of comfortable living within a convenient and well-connected location.

Agents note; There is no service charge however the buildings insurance is paid to the freehold and is variable currently at £360 for 2024.



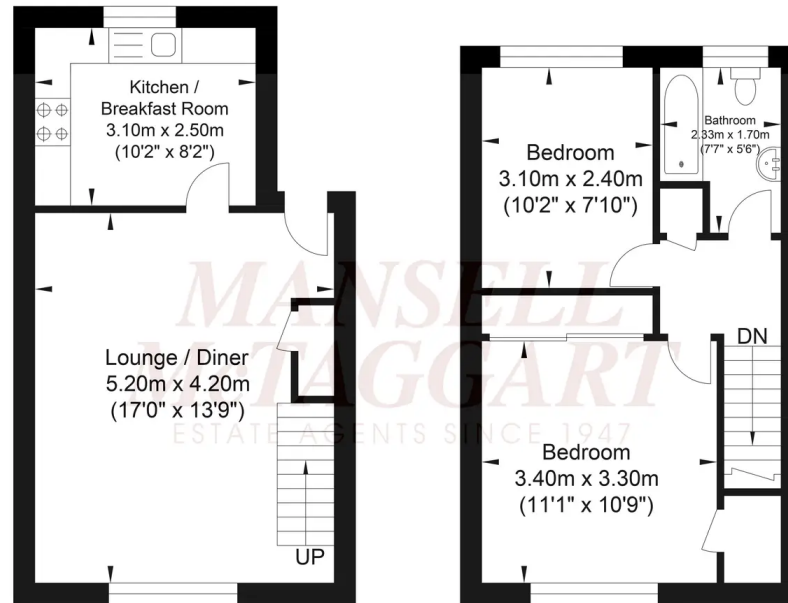
Brighton Road, Salfords, RH1 5BX

Situated in the village of Salfords and located just south of the towns of Redhill and Reigate and north of Horley, Gatwick Airport and Crawley. The village has its own mainline station and provides regular train services to London and the South Coast also giving easy access to the M25 and M23. Redhill offers a shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are within easy reach and there is a wide range of countryside walks and cycle ways that can be found within close proximity.

- Split level maisonette
- Two generous size bedrooms
- Ideal for first time buyers
- Triple glazed windows to the front of the property
- Just 0.4 miles to Salfords train station and straight outside to the Fastway 100 bus stop
- Spacious living room with space for dining table and chairs
- Separate fitted kitchen
- Main bedroom with fitted wardrobes
- Access to parking on evenings and weekends
- Long lease 150 years remaining



Brighton Road



Ground Floor
Approximate Floor Area
320.76 sq ft
(29.80 sq m)

First Floor
Approximate Floor Area
321.84 sq ft
(29.90 sq m)

Approximate Gross Internal Area = 59.70 sq m / 642.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road - RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.