



Smoke Lane, Reigate, Surrey, RH2 7HJ

£375,000



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## Smoke Lane, Reigate, Surrey, RH2 7HJ

Nestled within a peaceful cul-de-sac, this impressive 2-bedroom apartment offers a luxurious living experience within a delightful converted Victorian house. Positioned on the upper ground floor, the property boasts a spacious lounge dining room adorned with high ceilings, recently refurbished gas fireplace and a charming bay window, creating a bright and inviting atmosphere. The two generous double bedrooms provide ample space for relaxation and rest.

A distinctive feature of this residence is the private covered patio, offering a tranquil space for outdoor enjoyment, with steps leading to the stunning communal gardens beyond. Residents will appreciate the seamless flow between indoor and outdoor living, perfectly complemented by the beautiful surroundings.

Conveniently located within walking distance to Reigate town centre, residents can easily access a variety of amenities, including shops, restaurants, and transport links. This exceptional property presents a rare opportunity to enjoy modern living in a historic setting, making it an ideal choice for those seeking elegance and comfort in a prime location.

Council Tax band: C//Tenure: Share of Freehold



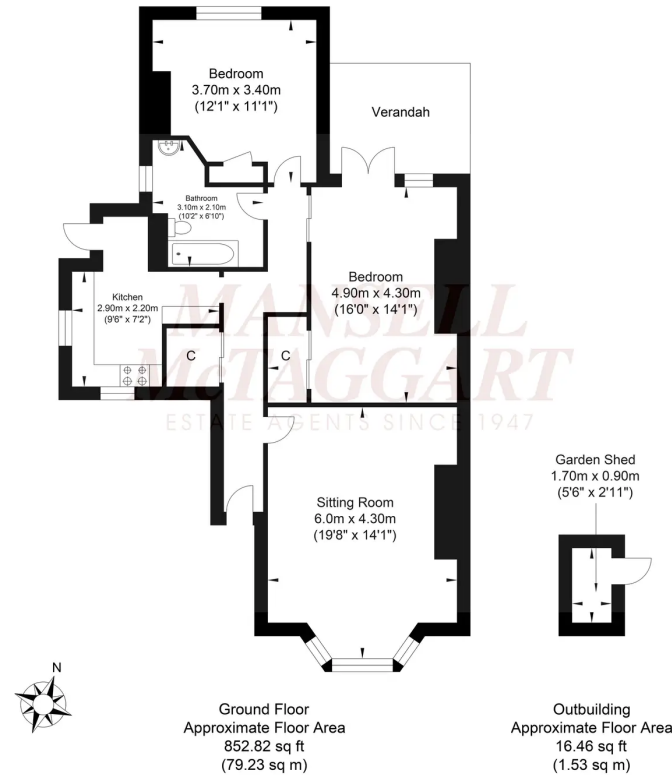
## Smoke Lane, Reigate, Surrey, RH2 7HJ

The historic Surrey town of Reigate is ideally located at the southern border of the North Downs and lies just west of Redhill and north of Horley. The idyllic town has great transport links including a train station providing regular train services to London and the South Coast. Reigate is just south of the London commuter belt enabling easy access to the M25 and M23. Reigate also boasts a range of shops and boutiques, a large recreational ground and a variety of restaurants, bars and bistros. Reigate is extremely proud of its range of primary and secondary schools, as well as colleges located across the town, providing education for the whole community. The Surrey Downs and Box Hill are also within close proximity providing spectacular views and walks across the county.

- A substantial 2 bedroom apartment
- Part of a converted Victorian house
- Situated on the upper ground floor with access to garden
- Large lounge dining room with high ceilings and bay window
- Both bedrooms are generous doubles
- Own private and covered, patio with stairs to beautiful communal gardens
- Located in a quiet cul-de-sac location
- Within walking distance to Reigate town centre
- Share of freehold



# Smoke Lane



Approximate Gross Internal Area (Excluding Outbuilding) = 79.23 sq m / 852.82 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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