



Brighton Road, Horley

Guide Price £280,000 – £300,000



**MANSELL
McTAGGART**
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Brighton Road, Horley

A beautifully presented and rarely available three bedroom maisonette offered to the market with NO CHAIN. and a fantastic 997 year lease alongside low service charges and ground rent. The property has been fully renovated to a high standard by the current owner. The property is in an ideal location, close to Horley town centre, Horley Station, Horley recreation ground, shops, schools and amenities.



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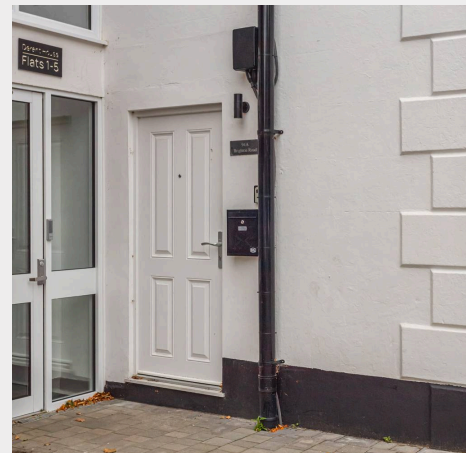
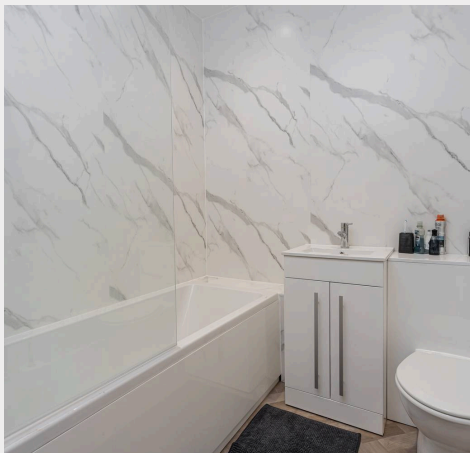
Upon entering the property via its own newly installed front door to an entrance hall with ample space for shoes and coats, and a staircase leading to the living accommodation. The property itself is of a fantastic size, boasting two very generous double with dual aspect windows and a further small double/large single room. The kitchen/breakfast room is a good size with contemporary wall base units, ample workspace and a range of fitted and freestanding appliances. The bathroom is of an equally lovely finish with modern sanitary ware. Tenure: Leasehold

Service Charge - £800- £1000 per year - exact prices to be confirmed with solicitors

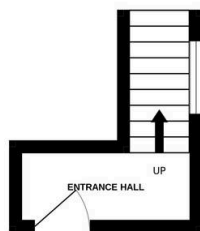
Lease Length - 999 years from 2022

Council Tax band: C

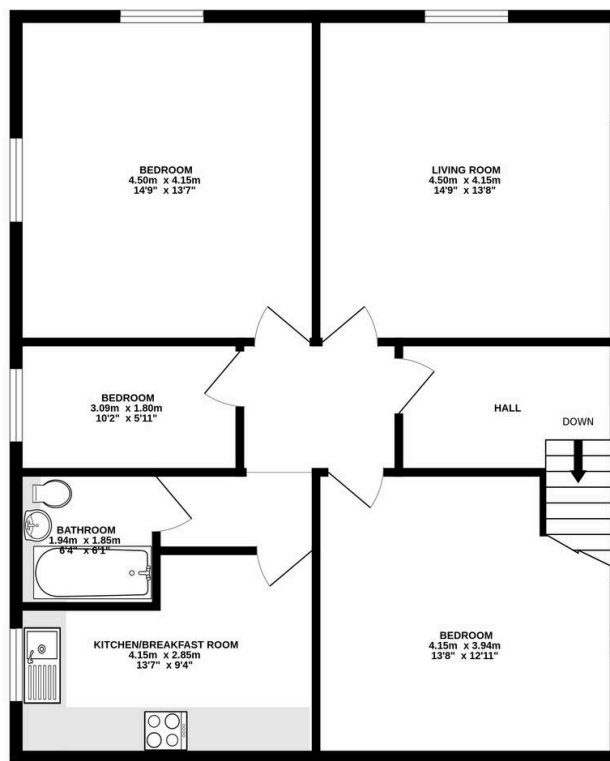
EPC 'C'



GROUND FLOOR
4.6 sq.m. (49 sq.ft.) approx.



1ST FLOOR
84.9 sq.m. (914 sq.ft.) approx.



TOTAL FLOOR AREA: 89.5 sq.m. (963 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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