

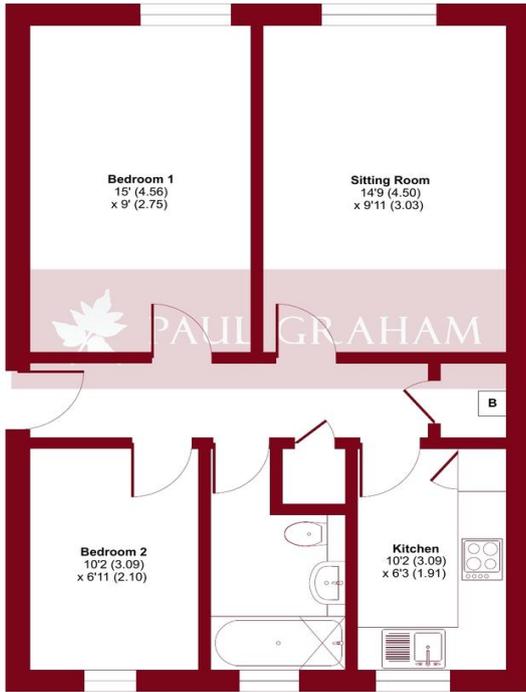


**16 Hillside Close, Banstead, SM7 1ET | Guide Price £300,000 - £320,000 Leasehold**

Beautifully presented two-bedroom first floor apartment set within a quiet and secluded cul-de-sac in the popular Nork area of Banstead. Offering spacious accommodation, loft storage, a long lease and plenty of parking, the property is ideally located for local shops and Banstead High Street.

## Hillside Close, Banstead, SM7

Approximate Area = 574 sq ft / 53.3 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Paul Graham. REF: 142595

## ENTRANCE HALL

**SITTING ROOM** 14' 9" x 9' 11" (4.5m x 3.02m)

**KITCHEN** 10' 2" x 6' 3" (3.1m x 1.91m)

**BEDROOM 1** 15' 0" x 9' 0" (4.57m x 2.74m)

**BEDROOM 2** 10' 2" x 6' 11" (3.1m x 2.11m)

**BATHROOM**

**1ST FLOOR FLAT**

**RESIDENTS PARKING**

**LONG LEASE: 987 YEARS REMAINING**



**IMPORTANT NOTE:** Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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