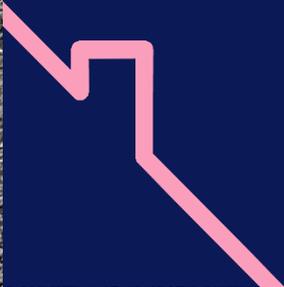




Absolute Homes



Hillcrest, Old Oxted, Surrey

Description:

Forming part of an impressive period building in the heart of Old Oxted, this superb one-bedroom duplex conversion apartment offers a wonderful blend of character, contemporary styling and far-reaching views across the beautiful North Downs.

Occupying the top floor, the property is arranged over two levels and enjoys an abundance of natural light throughout. The accommodation includes a spacious double aspect lounge, with feature exposed brick chimney, a stylish modern fitted kitchen with all appliances and a stone stone finish stylish bathroom, together with a generous sized double bedroom with a double aspect, all presented to a high standard. Elevated above the surrounding area, the apartment benefits from stunning outlooks over the North Downs, creating a real sense of space and tranquillity.

Further advantages include private driveway parking for two vehicles, a share of the freehold and low ongoing costs, making this an ideal first-time purchase or an attractive investment opportunity, with a potential rental yield in the region of 5%.

Old Oxted is a charming and historic village setting, known for its period buildings, traditional inns and independent boutiques, while nearby Oxted High Street provides a comprehensive range of shops, cafés, restaurants and everyday amenities. The property is within easy walking distance of Oxted railway station, offering regular services into London, including direct routes to London Bridge station and London St Pancras International (via connecting services), with journey times typically from around 35–45 minutes, making it well suited for commuters.

The area is also well regarded for its schooling, including St Mary's C of E Junior School and Oxted School, alongside a number of respected independent options. For leisure, residents can enjoy scenic countryside walks, nearby green spaces and facilities such as Tandridge Golf Club.

With excellent transport links, picturesque surroundings and strong lifestyle appeal, this unique apartment represents a rare opportunity to secure a characterful home in one of Surrey's most desirable locations.





INFORMATION

TENURE: Share of Freehold (999 years)

COUNCIL TAX: C

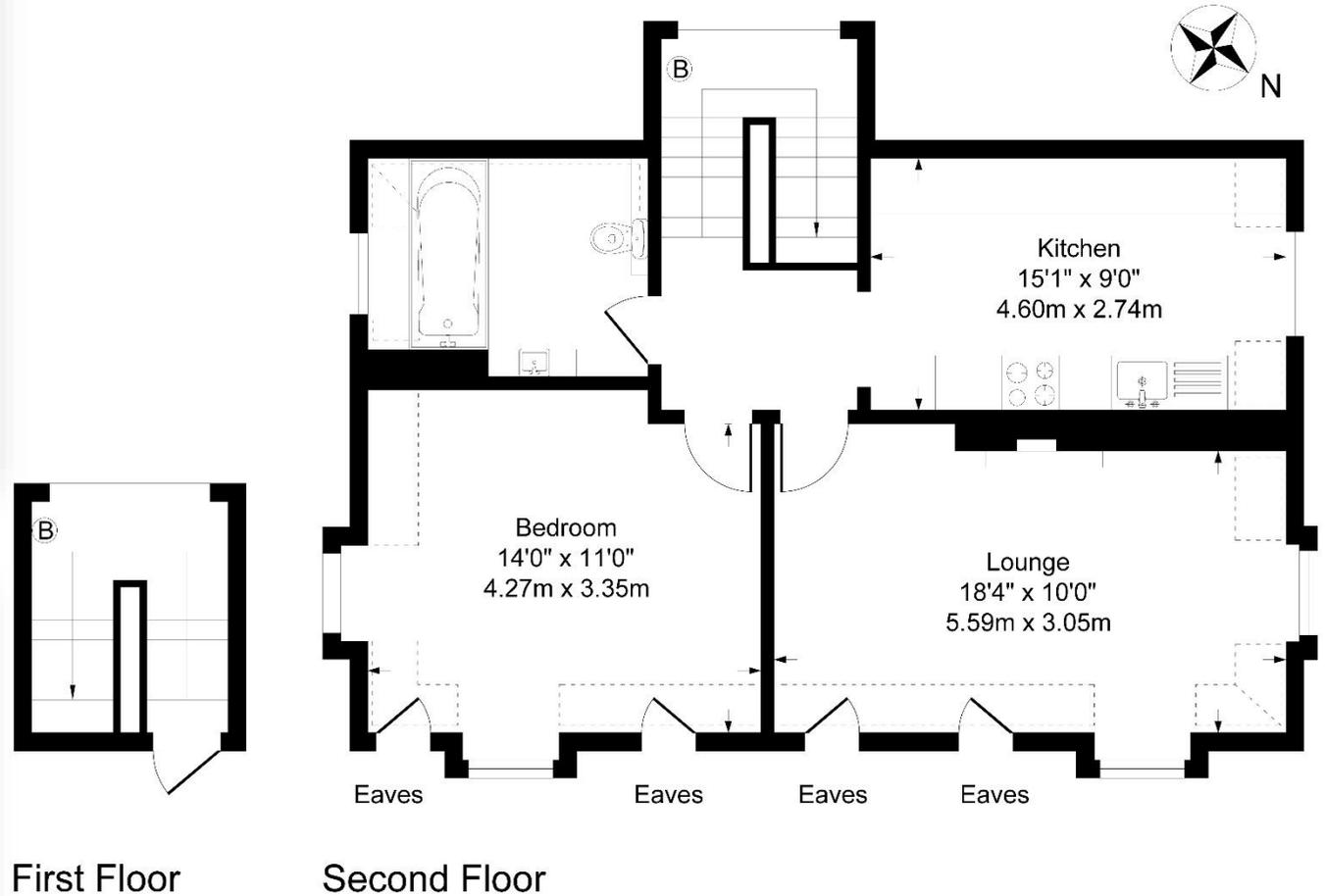
COUNCIL: Tandridge District Council

EPC: D

PRICE: £269,950



Approximate Gross Internal Area 781 sq ft - 73 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

