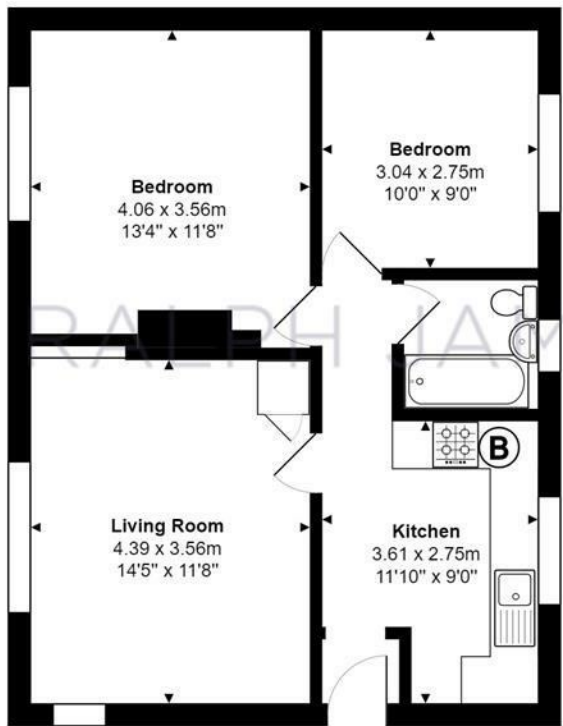


Alexander Road  
Reigate  
Surrey  
£280,000



RALPH JAMES

# FLOOR PLANS



## First Floor Maisonette

Alexander Road, Reigate  
Total Area: 55.8 m<sup>2</sup> ... 600 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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## IN A NUTSHELL



Private garden



Two double bedrooms



Open plan living



Family bathroom



Separate & spacious kitchen



Street parking



# WHAT'S GREAT?

GUIDE PRICE: £280,000 - £300,000

Set down a sought-after street on the edge of Reigate, this top floor two-bedroom maisonette is ideal for first time buyers and investors. Modern, chic and stylish. This apartment comes with good sized rooms and it's own private garden which is always a great added bonus for this location.

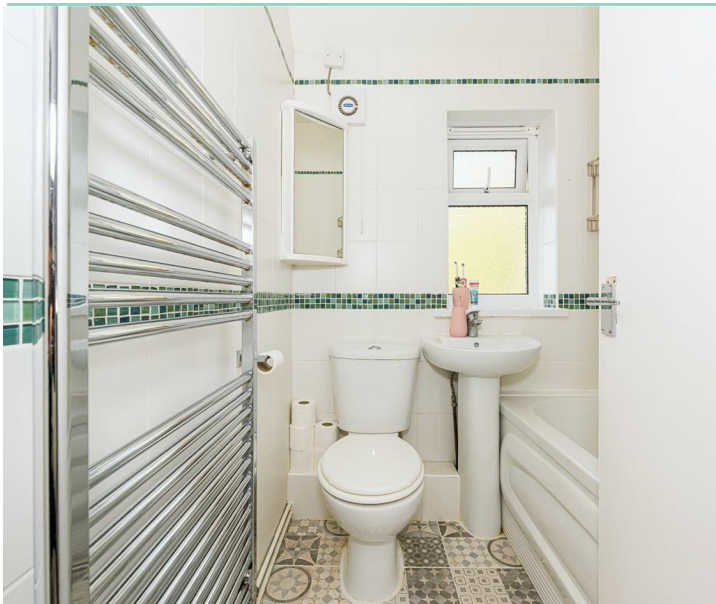
Making your way through your private entrance you step into the hall where you can leave your shoes and jacket as you make your way into the kitchen. This is a good sized space with the potential to add in a breakfast bar, in the mornings before the busy day begins you can admire the views of the garden as you wait for the kettle to boil.

Opposite the kitchen is the living room. The current owner is using this space as an open plan living/dining space which highlights that you can easily fit in a couple of plush sofas that you can head over to after you've eaten something scrumptious at the dinner table.

Off the hallway there are two double bedrooms, both a good size, the neutral décor throughout will make adding your own personal touch a hassle free task and you will be able to create your own little haven with ease. If you don't need the second bedroom for guest this could be transformed into a home office or even a separate dressing room.

The bathroom has a white three piece suite in it with a mosaic boarder and fashionable mosaic flooring. You can enjoy a soak in the tub when you've got a little more time or if you're in a hurry during those rushed mornings you can hop in the shower to save some time!

Reigate is within walking distance and has a great array of eateries, shops and entertainment for all the family and if you have to commute for work, Reigate station can get you into the city in less than an hour! Redhill is just a short car ride away with another great station and some beautiful countryside walks.



Thomas likes it because....

"Perfect for first time buyers, this top floor maisonette is a great space with neutral decor ready for you to move into and add you own stamp. Having such a sizable private garden is a huge bonus for properties in this area and ideal for those who enjoy getting outside and catching some rays."

## SELLER'S SECRET

"It has been enjoyable making this space our home and, with it all being on one floor, it has been a joy to live in. Being within walking distance of Priory Park has been lovely, as well as being near all the amenities Reigate has to offer. With the rooms being a good size, it has allowed us to have a home gym, which we could both use at the same time. The best part of this space is the garden to the rear of the property. It is larger than you would expect; quiet, private and easy to maintain. The sun shines on it for most of the day, and we spent many hours out there during lockdown sunbathing in the peace and quiet."

## CLOSE TO HOME

- Reigate Bell Street 0.9m
- Reigate Station 1.5m
- Sandcross School 0.4m
- The Beehive Pub 0.7m
- Reigate School 0.7m
- Reigate Grammar School 1.4m
- Local shops 0.4m
- Redhill Station 2.3m
- Gatwick Airport 6.8m
- East Surrey Hospital 2.0m

To buy or not to buy...

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RALPH JAMES



39 High Street | Redhill | RH1 1RX | 01737 765555  
admin@ralphjames.co.uk | www.ralphjames.co.uk

