



Victoria Road Horley RH6 7AT

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)





**JAMES DEAN**  
ESTATE AGENTS

JamesDean Estate Agents are delighted to offer to the market this immaculately presented four double bedroom terraced townhouse centrally located within Horley town centre.

This stunning family home comprises: On the ground floor; Entrance hall with internal door to garage, cloakroom/utility room, modern kitchen/diner with French doors to garden. To the first floor is a spacious living room, bathroom and generous bedroom with built in storage. On the top floor are three further



good sized bedrooms, one with a walk in wardrobe and finished off with the main family bathroom.

Externally is a south facing rear garden of circa 100ft. To the front is a driveway leading to the integral garage.

Location is key with this property. Being located in the town centre you are within a few minutes walk of a great mix of local amenities and excellent transport links.

A viewing is highly recommended to appreciate the generous accommodation on offer.

**£1,800 Per Calendar Month**





## Floor plan



**Ground Floor**  
Approximate Floor Area  
582 sq. ft.  
(54.1 sq. m.)

**First Floor**  
Approximate Floor Area  
582 sq. ft.  
(54.1 sq. m.)

**Second Floor**  
Approximate Floor Area  
582 sq. ft.  
(54.1 sq. m.)

Victoria Road, RH6



**Approx. Gross Internal Floor Area 1,747 sq. ft. (162.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>55</b>	
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>78</b>
	<b>51</b>	
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

### Key information

**Viewing:** Strictly By Appointment

### Fees

Please see below for fees relating to this property.

### Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

### Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

**First Months Rent:** £1,800 Per Calendar Month

**Security Deposit:**

Any questions please call your local branch.



# JAMES DEAN

ESTATE AGENTS

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.