



48 PRINCES ROAD, REDHILL, SURREY, RH1 6JQ

**£177,500
LEASEHOLD**

***** RECENTLY REFURBISHED, GROUND FLOOR APARTMENT WITH A PRIVATE GARDEN *****

***** FREEHOLD AVAILABLE *****

Located just a short walk from Earlswood train station and local shops, with great views, this one bedroom apartment is offered for sale with no chain and would make an excellent first purchase or investment.

To the front there is a shared entrance area, then a private front door. You have a hallway with built in storage, a spacious kitchen/breakfast room with a window to the front, a bathroom, then a large living room with a rear lobby and garden access, as well as a doorway to a double bedroom. You have the benefit of a new boiler and new double glazed windows.

At the rear there is a private garden, with a patio area and steps up to a lawn garden.

There is on street parking available in Brambletye Park road, which is the next road from Princes Road.

The owner of the property is also looking to sell the two bedroom apartment directly above, and both can be purchased together along with the freehold.

Earlswood station is just a few minutes walk away, and offer direct trains to central London, Horley, Gatwick and Crawley. There are a number of local shops, including a convenience store with a post office, Indian restaurant, fish and chips and a great local pub. You also have some great country walks right on your doorstep.

- **GROUND FLOOR**
- **CLOSE TO STATION**
- **GARDEN**
- **WELL PRESENTED**
- **COUNCIL TAX BAND: B**
- **NO CHAIN**
- **DOUBLE BEDROOM**
- **SPACIOUS KITCHEN**
- **GREAT OUTLOOK**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

10'04" x 3'09" (3.15m x 1.14m)

KITCHEN/BREAKFAST ROOM

8'09" x 9'04" (2.67m x 2.84m)

BATHROOM

8'09" x 4'11" (2.67m x 1.50m)

LOUNGE

15'07" x 11'03" (4.75m x 3.43m)

BEDROOM

13'09" x 10'06" (4.19m x 3.20m)

REAR LOBBY

GARDEN

GAS FIRED CENTRAL HEATING

NEW DOUBLE GLAZED WINDOWS

LEASE LENGTH: 113 YEARS

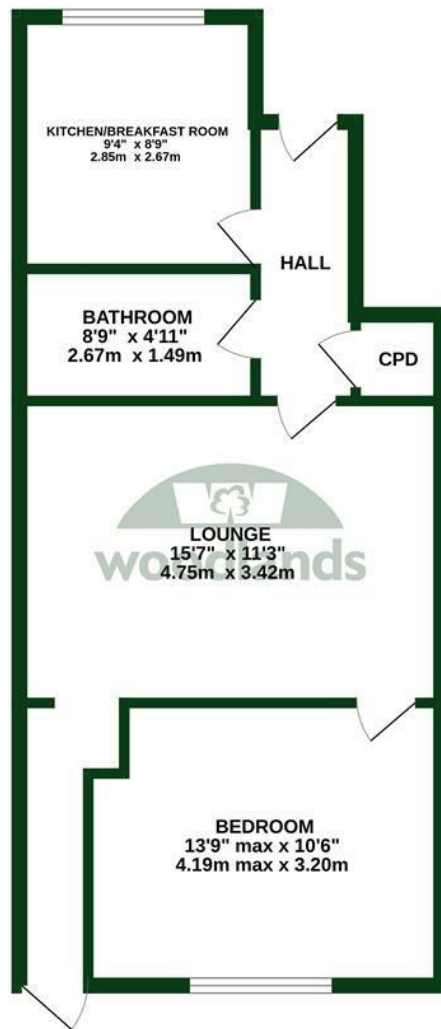
SERVICE CHARGE: NONE

GROUND RENT: NONE

NO CHAIN



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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