



**Flat 1, 157 Garlands Road, Redhill, Surrey, RH1 6NY**

**£475,000**

**Leasehold - Share of Freehold**

**\*\*\* IMPRESSIVELY SPACIOUS, THREE BEDROOM SPLIT LEVEL PROPERTY WITH A PRIVATE GARDEN AND OFF ROAD PARKING WITH EV CHARGING FACILITY \*\*\***

**\*\* CURRENTLY USED AS AN AirBnB GENERATING BETWEEN UP TO £80 PER ROOM PER NIGHT \*\***

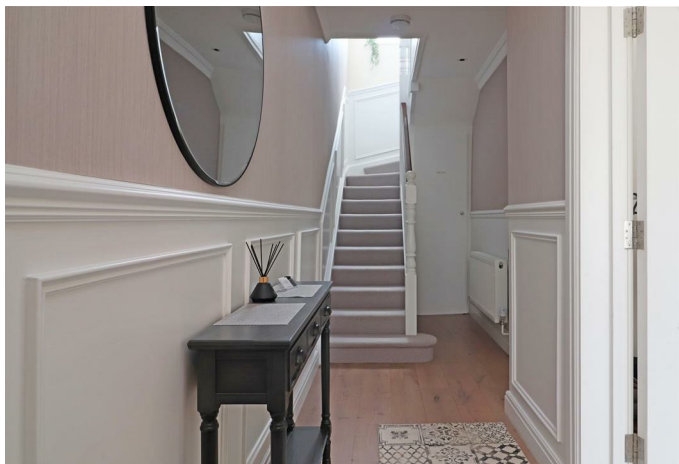
This larger than average, three bedroom property has been fully refurbished and converted to offer excellent space in a convenient location.

To the front there is an enclosed storm porch which leads to the generous entrance hall which has a cloakroom. At the front there is a living room with a large bay window, then to the rear you have an open plane kitchen/dining space with Velux windows. On the first floor there is a split level landing, two double bedrooms and a family bathroom, on the top floor there is a 20ft principal bedroom with a Juliet balcony to the rear and a separate shower room.

Outside there is off road parking for one car to the front with an EV charging point, a communal side access leads down to a 35ft private garden that is laid to lawn and has a large outbuilding.

Garlands Road has its own local shop as well as a number of food outlets nearby including a convenient M&S local within the BP garage. Redhill town is only half a mile away and offers a great range of shops, as well as a multi screen cinema and leisure centre. There are also direct train links to London, Gatwick, Reading, Guildford and Tonbridge. In addition there is a wealth of beautiful, public green spaces close by.

- RECENTLY CONVERTED
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- PRIVATE GARDEN
- COUNCIL TAX BAND: C
- SPLIT LEVEL PROPERTY
- LOUNGE
- BATHROOM & SHOWER ROOM
- OFF ROAD PARKING
- EPC RATING: C



**ROOM DIMENSIONS:**

**ENTRANCE PORCH**  
4'0 x 2'7 (1.22m x 0.79m)

**ENTRANCE HALL**  
18'9 x 4'10 (5.72m x 1.47m)

**CLOAKROOM**  
4'10 x 2'11 (1.47m x 0.89m)

**LOUNGE**  
13'8 x 12'6 (4.17m x 3.81m)

**DINING ROOM**  
12'0 x 11'4 (3.66m x 3.45m)

**KITCHEN**  
11'5 x 9'7 (3.48m x 2.92m)

**FIRST FLOOR**

**BEDROOM TWO**  
12'0 x 11'6 (3.66m x 3.51m)

**BEDROOM THREE**  
11'9 x 10'3 (3.58m x 3.12m)

**BATHROOM**  
8'3 x 6'1 (2.51m x 1.85m)

**SECOND FLOOR**

**BEDROOM ONE**  
20'8 x 10'5 (6.30m x 3.18m)

**SHOWER ROOM**  
10'5 x 5'10 (3.18m x 1.78m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**PRIVATE GARDEN**

**OFF ROAD PARKING**

**OUTBUILDING**  
17'6 x 10'9 (5.33m x 3.28m)

**NEW LEASE: 999 YEARS**

**GROUND RENT: PEPPERCORN**

**MAINTENANCE: ON AN AS & WHEN BASIS (70%)**

