



## 23 CROFTERS CLOSE, REDHILL, SURREY, RH1 6QX

**£400,000  
LEASEHOLD**

**\*\*\* TWO BEDROOM SEMI DETACHED BUNGALOW WITHIN A QUIET DEVELOPMENT FOR OVER 55's, BENEFITTING FROM LOVELY RURAL SURROUNDINGS \*\*\***

Located in a popular development close to Earlswood's shops and train station, this well presented bungalow benefits from well proportioned space and is offer with no chain.

Through the front door you have an entrance hall with a built in airing cupboard, there is a spacious, L shaped lounge/dining room which is triple aspect and has French doors to a double glazed conservatory which has a great view and opens onto a private patio. You have a separate fitted kitchen with a double glazed window to the front, a bathroom and two bedrooms, the larger of which being a generous double that has an en-suite shower room and a triple fitted wardrobe.

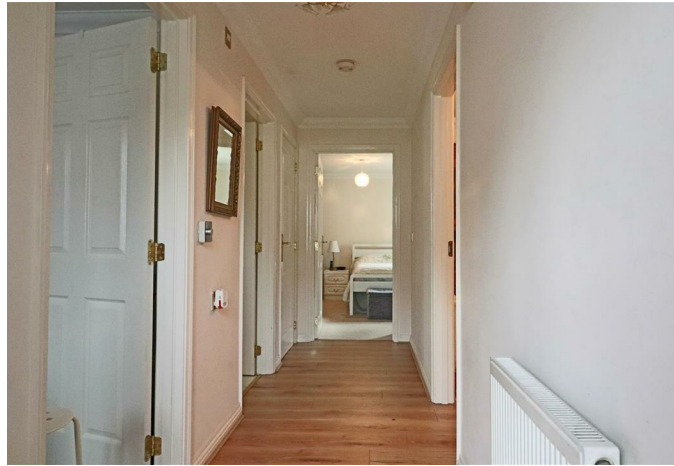
Outside you have a driveway and a car port to the front and side, giving off road parking for two cars. There are lawns surrounding the property, and as you are only linked to the rear it has a detached feel.

The property has the remainder of a 125 year lease from 2004 and Crofters Close as a development is designed for residents over the age of 55.

Holborns local store can be found half a mile away and offers a great selection of goods, in addition Earlswood train station is also half a mile away and offers mainline services to London and Gatwick. Redhill town centre is only 1.2 miles to the north and has a broad range of amenities including additional train services, a library, leisure centre, shopping centre and, as of mid 2023, a multi screen cinema complex complete with restaurants, shops, a bowling alley and mini golf.

- RESIDENTS OVER 55
- LOUNGE/DINING ROOM
- KITCHEN
- CAR PORT
- COUNCIL TAX BAND: E
- TWO BEDROOMS
- CONSERVATORY
- BATHROOM & ENSUITE
- 108 YEAR LEASE
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

16'7 x 3'11 (5.05m x 1.19m)

**LOUNGE/DINING ROOM**

18'7 x 15'5 (5.66m x 4.70m)

**KITCHEN**

8'9 x 6'10 (2.67m x 2.08m)

**CONSERVATORY**

11'7 x 6'2 (3.53m x 1.88m)

**BEDROOM ONE**

13'6 x 13'0 (4.11m x 3.96m)

**ENSUITE**

6'2 x 5'3 (max) (1.88m x 1.60m (max))

**BEDROOM TWO**

9'6 x 9'0 (2.90m x 2.74m)

**BATHROOM**

9'6 x 6'0 (max) (2.90m x 1.83m (max))

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**CAR PORT WITH PARKING FOR TWO CARS**

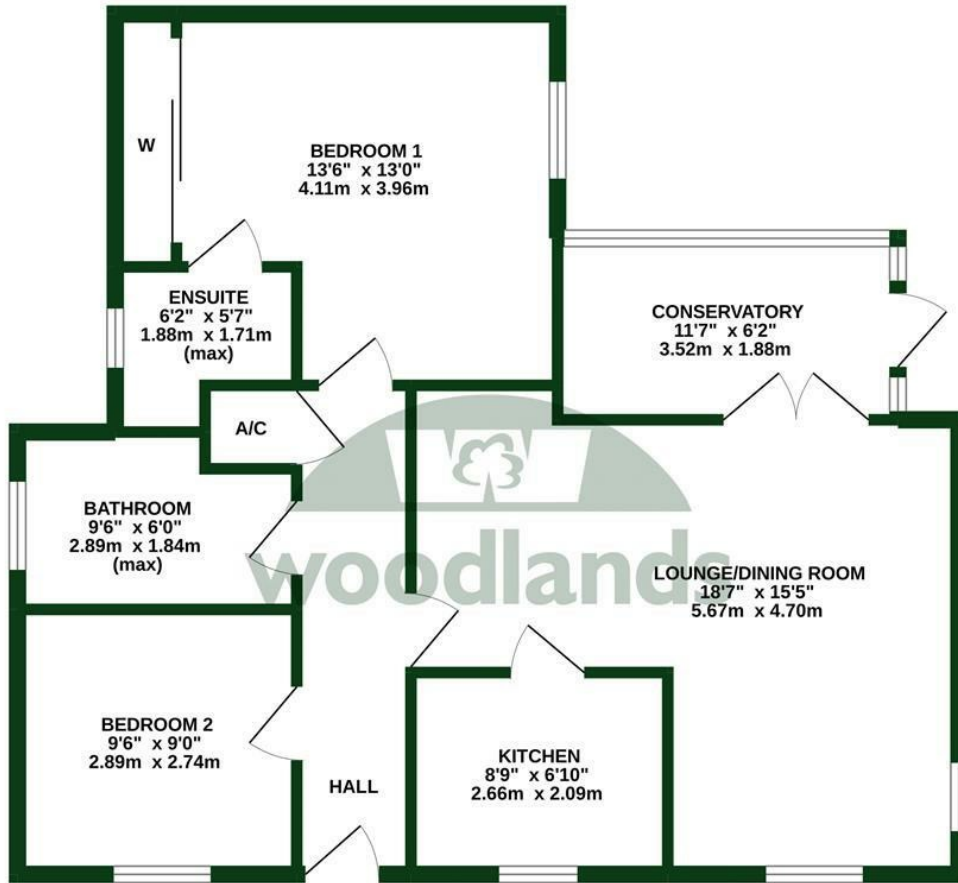
**LEASE: 125 YEARS FROM 2004**

**GROUND RENT: £527.28 PER ANNUM**

**MAINTENANCE: £1,110.42 PER ANNUM**



GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>89</b> |
| (81-91) <b>B</b>                            | <b>73</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>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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