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9 Frenchlands Gate

East Horsley, Surrey KT24 6BF

A rare opportunity to acquire this superbly appointed and extremely spacious 3 bedroom, 2 bath/shower room, 2 reception apartment in this exclusive over 55's development, benefitting from balconies to both the front and rear, and a garage in a block. The property is offered to the market with no onward chain.

9 Frenchlands Gate

East Horsley, Surrey

A rare opportunity to acquire this superbly appointed first floor apartment delivering 1,419 sq ft of space (plus garage) in this exclusive development. Originally completed in 2010 by the award winning Beechcroft Developments and offered for sale for the first time since built, this Landmark property is located within 0.5 of a mile from East Horsley village, so is convenient for the shops, local amenities and the railway station.

In detail, once over the threshold of the private entrance hall, the easy rising stairs lead to a the remarkably spacious reception/dining room which works perfectly as a connecting hub to all the accommodation and benefits from a private east facing balcony, along with plenty of storage space which is a feature throughout.

The principal reception room has a focal-point Minster style fireplace with electric 'real-flame' fire and French doors to the west facing balcony with tranquil vistas over the communal grounds.

The Shaker style kitchen/breakfast room is comprehensively equipped with a range of fitted units which includes a stainless steel double oven, gas hob, integrated built-in dishwasher and fridge/freezer, topped with granite work surfaces.

The main bedroom suite includes a range of fitted wardrobes and has a well equipped en-suite with both a bath and separate shower. The second double bedroom also has built-in wardrobes, whilst the 3rd bedroom doubles up nicely as a study/office with a shower room serving these two bedrooms.

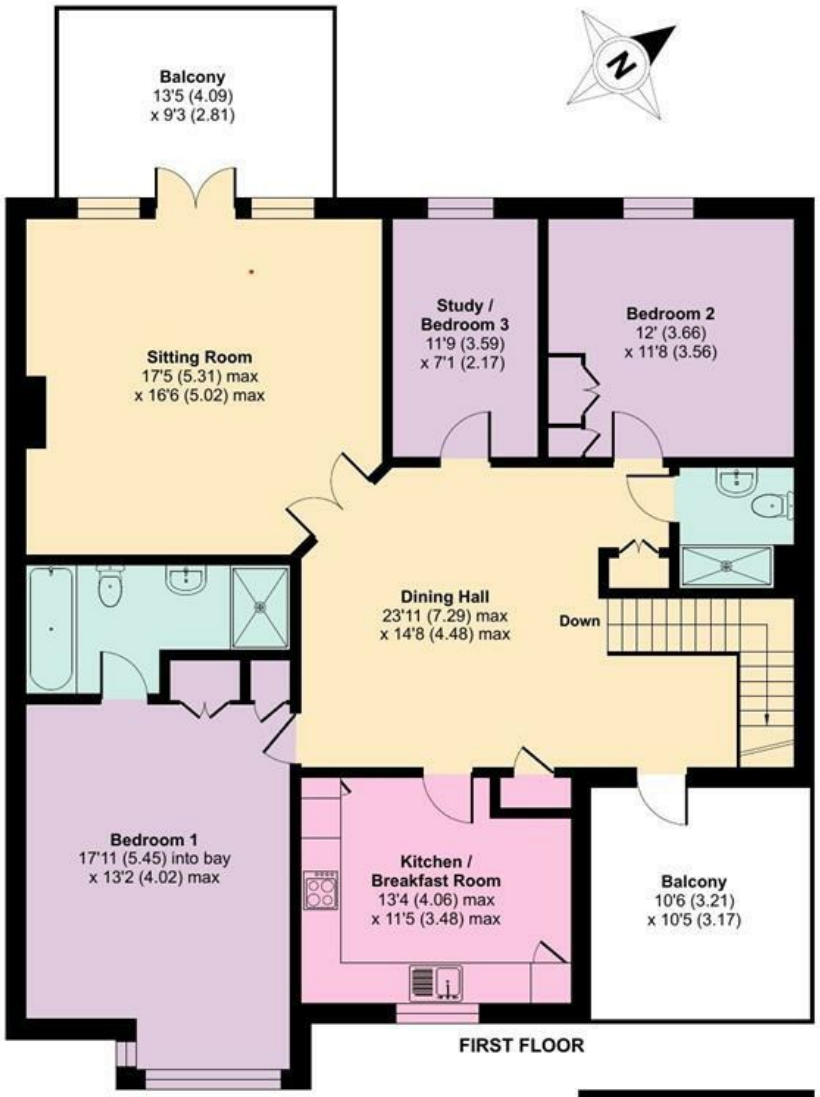
Outside, there are attractive, landscaped communal gardens to all sides and a garage in a separate block with electric up and over door.

For the purchaser wishing to secure arguably one of the most spacious prime apartments in the village, this is one definitely not to miss! No Onward Chain.

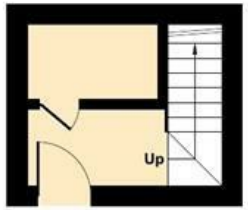
Lease: 983 years unexpired & Share of Freehold
Service Charge: Approx £1,551 per quarter including an excellent on site manager, buildings insurance, garden maintenance, window/gutter cleaning & general maintenance programme.

Approximate Area = 1419 sq ft / 131.8 sq m

For identification only - Not to scale



FIRST FLOOR



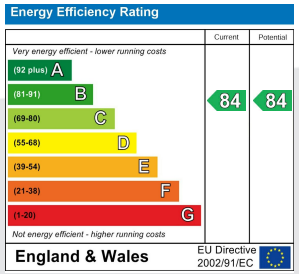
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Wills and Smerdon. REF: 1419591

DIRECTIONS

From our offices in East Horsley proceed along Ockham Road South for half a mile passing the Forest Road turning on your left, whereupon the entrance to Frenchlands Gate will be found on the right a little further ahead. Bear left on the gravel driveway towards the visitor parking area, where the entrance to Number 9 will be found on your right. What3Words: ///slides.float.brand

Tenure: Leasehold - Share of Freehold. Guildford Borough Council Band F



Our Social Media

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