



128C Victoria Road, Horley, RH6 7BL

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JAMES DEANE
ESTATE AGENTS

Located within a few minutes walk of Horley town centre and it's shops and restaurants, is this sizeable first floor purpose built marionette. Offered to the market with NO FORWARD CHAIN, newly redecorated and recarpeted throughout.

The property comprises of a spacious bright and airy lounge/diner, with double doors leading out to a small balcony. The kitchen/breakfast room is of a good size with matching wall and base units as well as space for a number of white goods, tiled floor and a large window overlooking the rear. In addition there is space to put a



table and chairs, giving a real social feeling to this room.

There are two double bedrooms, with the main bedroom having a built in storage cupboard as well fitted wardrobes. The family bathroom comprises of a white suite, part tiled walls and tiles floor.

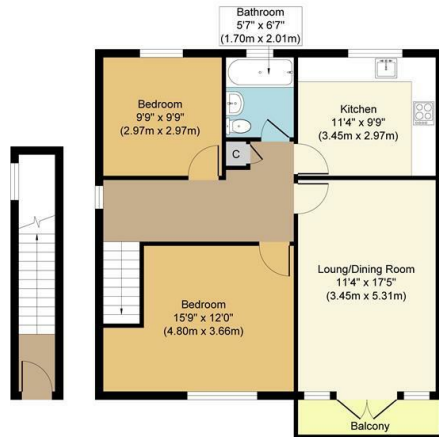
Outside set to the front is a private garden, mainly laid to lawn with hedgerow boundaries.

The property would appeal to a number of different buyers, from people purchasing to live in but also from the investment side. Horley main line train station is within under a 10 minute walk and Gatwick airport is just round the corner. perfect for the commuters out there.

Offers In The Region Of £275,000



Floor plan



Ground Floor
Approximate Floor Area
59 sq. ft
(5.48 sq. m)

First Floor
Approximate Floor Area
752 sq. ft
(69.86 sq. m)

Victoria Road, RH6
Approx. Gross Internal Floor Area 811 sq. ft / 75.34 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

TENURE: Leasehold
Council Tax Band: C

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