



Flat 22, Lumley Court Brighton Road, Horley, RH6 7JE

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**J A M E S D E A N**  
E S T A T E A G E N T S

This well presented modern dual aspect first floor purpose built apartment is located in a popular residential road in Horley. It is ideally suited for first time buyers but also attractive to potential investors and commuters due to its close proximity to the local mainline train stations and airport. **NO FORWARD CHAIN.**

Maintained to a good standard by the current owners, this property would be a perfect choice for buyers looking for their next home without wishing to do too much work. There is good sized entrance hall with an airing cupboard and storage. The dual



aspect lounge is bright and airy and has a feature wall and wood effect flooring. The kitchen has matching wall and base units, space for a number of white goods, tiled floor and downlighting and window to the front.

A well proportioned double bedroom has the bonus of a built in storage cupboards and wood effect flooring. The upgraded bathroom has a white suite, part tiled walls, vanity unit and extractor fan.

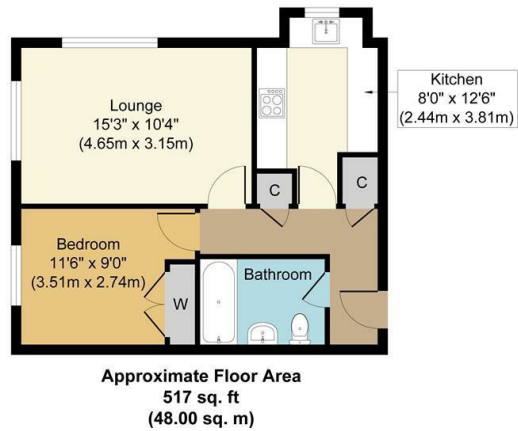
Outside there are communal grounds as well as allocated parking for one vehicle.

It is close to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway is within walking distance.

**Offers In The Region Of £194,950**



# Floor plan



Brighton Road, RH6  
Approx. Gross Internal Floor Area 517 sq. ft / 48.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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TENURE: Leasehold  
Council Tax Band: B



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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