



Lytham, 4 Aurum Close, Horley, Surrey, RH6 9BH

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JAMES DEANE
ESTATE AGENTS

This attractive first-floor apartment is situated within a popular residential development and quiet cul-de-sac, conveniently positioned within walking distance of Horley town centre and its mainline station. The property has been well maintained throughout and benefits from UPVC double glazing, gas central heating and the significant advantage of being offered to the market with NO ONWARD CHAIN.

The apartment is particularly well suited to first-time buyers, while its excellent transport connections and proximity to Gatwick Airport also make it an attractive proposition for commuters and investors. Further benefits include an extended lease with approximately 166 years remaining, no ground rent payable and an affordable service charge, providing reassuringly low ongoing costs.

The accommodation comprises an entrance hall with useful storage, two generous double bedrooms, with



the principal bedroom benefiting from integrated storage, and a spacious bathroom fitted with white sanitaryware. The bright and well-proportioned lounge/diner provides a comfortable main living space, while the separate kitchen is fitted with a range of units and comes complete with the standalone white goods included in the sale.

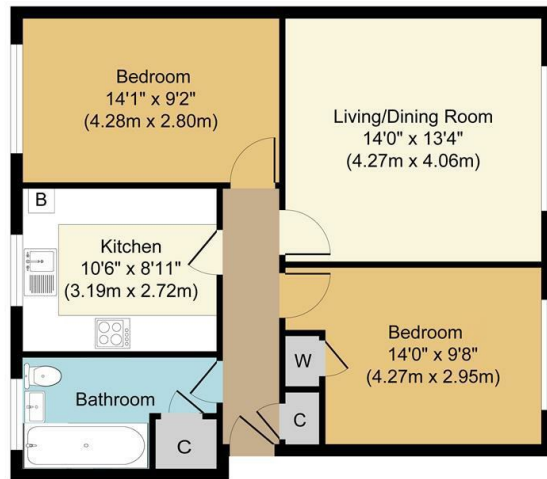
Outside, the development benefits from allocated parking together with well-maintained communal grounds offering plenty of attractive green space. It's quiet setting within the cul-de-sac is particularly appealing, whilst remaining just a short walk from the centre of Horley and its wide range of shops and everyday amenities.

Horley is ideally positioned for both commuters and those requiring convenient access to the wider region. Gatwick Airport is approximately 10 minutes away, while Horley mainline station provides regular services to London and the South Coast. The property's combination of a long lease, no ground rent, allocated parking, convenient location and NO ONWARD CHAIN makes it an appealing opportunity for both owner-occupiers and investors alike.

Asking Price £250,000



Floor plan



Approximate Floor Area
676 sq. ft
(62.80 sq. m)

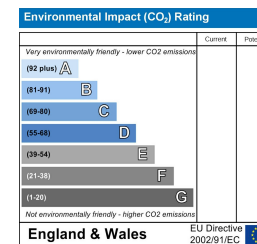
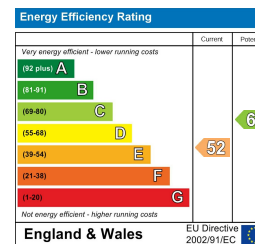


Aurum Close, RH6
Approx. Gross Internal Floor Area 676 sq. ft / 62.80 sq. m

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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TENURE: Leasehold
Council Tax Band: C



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