



Flat 11, 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 apartment is located in a popular residential neighborhood. 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.

The property does require a degree of updating but is reflected in the marketing price and would be a perfect choice for buyers looking for their next home which would allow them to put their own stamp on. There is good sized entrance hall with



an airing cupboard and access to a private loft. The dual aspect lounge/diner is bright and airy The kitchen has matching white wall and base units, as well as space for a number of white goods.

A well proportioned double bedroom has the bonus of a fitted storage cupboard The modern bathroom has a white suite, tiled walls as well as a window to the side.

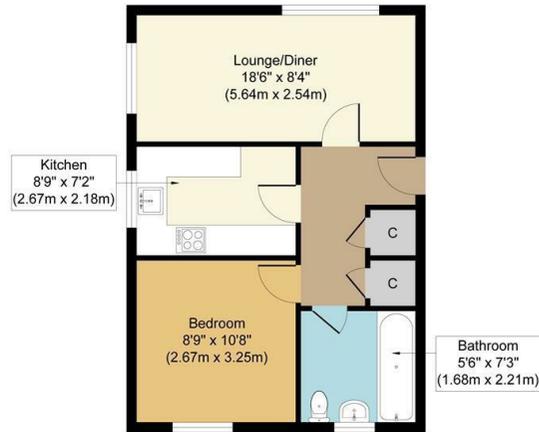
Outside there are communal grounds as well as allocated parking for one vehicle.

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 £175,000



Floor plan



Approximate Floor Area
496 sq. ft
(46.07 sq. m)



Brighton Road, RH6
Approx. Gross Internal Floor Area 496 sq. ft / 46.07 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) 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	
50	75
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

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