



40 The Crescent, Horley, RH6 7NS

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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 attractive ground floor maisonette is conveniently located within walking distance of the town centre and mainline station.

The property offers generous accommodation on one level with 715 square feet of living space. It is ideally suited to first time buyers but also attractive to potential investors and commuters due to its close proximity to the mainline train station and international airport.

The accommodation consists of an entrance hall, two double bedrooms, bathroom, kitchen and an inviting living room. Both bedrooms include integrated storage with the main bedroom featuring twin double wardrobes as well as a storage cupboard. The kitchen features tiled flooring, wooden



cabinetry, decorative tiled splash backs, integrated oven and gas hob and a stable door that provides direct access to the splendid rear garden.

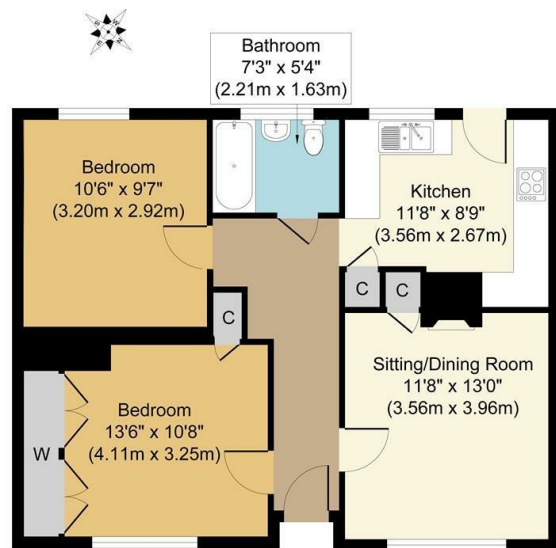
Externally, the property benefits from front and rear gardens with off road parking and storm porch. The parking provision is an added bonus and there is scope to adapt the front garden to create additional parking spaces if required. There is side access to the rear garden and two external storage sheds. The garden is deceptively spacious and is currently divided into two separate areas. The main area features a large patio, decked terrace, area laid to lawn and raised flower beds whilst the rear is fenced off and serves as a play area.

Location is always key and it is no exception here. The property is ideally located within walking distance of the thriving town of Horley, which offers residents an excellent mix of local amenities. The town has excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.

Asking Price £285,000



Floor plan

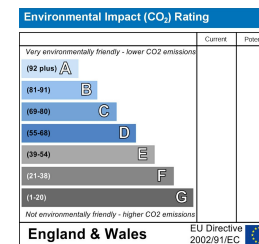
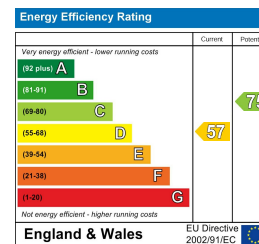


Approximate Floor Area
715 sq. ft
(66.43 sq. m)

The Crescent, RH6
Approx. Gross Internal Floor Area 715 sq. ft / 66.43 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: 87 years remaining on the lease

Council Tax Band: C

Annual Service Charge: £555.48

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