



Clarence Court Horley RH6 9GR

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this beautifully presented two-bedroom house, ideally situated within the popular Clarence Court development, offering modern accommodation, a private rear garden and excellent access to Horley town centre, local schools and transport links.

The ground floor features a bright and welcoming living room leading through to a stylish kitchen/breakfast room fitted with contemporary units and ample workspace. To the rear, a generous conservatory provides additional living accommodation and enjoys direct access to the enclosed private garden, creating an ideal space for relaxing, entertaining or working from home.



Upstairs, the property offers two well-proportioned bedrooms and a modern family bathroom finished in a contemporary style.

Presented to an excellent standard throughout, the property benefits from tasteful décor, quality flooring and a layout that maximises both space and natural light. The enclosed rear garden offers a private outdoor space rarely found with properties of this size, whilst residents also benefit from the convenience of a sought-after residential location close to local amenities.

An ideal home for professional tenants, couples or small families seeking a stylish home with outdoor space.

Five-week security deposit - £1,961.53
EPC Rating - D
Council Tax band - D - Reigate & Banstead

Household income - £51,000 pa
Parking arrangements - Residents parking
Furnishings - Unfurnished

£1,700 Per Calendar Month



Floor plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(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		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,700 Per Calendar Month

Security Deposit: £1,961

Any questions please call your local branch.



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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.