

46 Brighton Road, Horley, RH6 7HD

Offers In The Region Of £700,000

JAMESDEAN

ESTATE AGENTS

Located within half a mile of Horley town centre, this charming double-fronted detached period family home offers generous accommodation across two floors, combining character features with modern conveniences and space for a growing family.







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A spacious entrance hall with wood-effect flooring opens into the well-appointed lounge, with its box bay window overlooking the front, feature fireplace and working wood-burning stove. The dining room also has a box bay window and feature fireplace, along with a connecting door to the kitchen.

The kitchen has a modern feel, with matching cream wall and base units, space for appliances, a Butler sink and a side window. Beyond the kitchen is a conservatory with patio doors opening onto the rear garden. The ground floor also includes a separate utility room with plumbing for a washing machine and tumble dryer, plus a cloakroom. A fourth bedroom, currently offering flexible use as a guest bedroom or family room, has wood-effect flooring and patio doors leading into the conservatory.

Upstairs are three double bedrooms, all with fitted wardrobes. The principal bedroom has a generously sized en-suite shower room, while the spacious family bathroom includes a white suite, separate shower enclosure and period feature fireplace.

To the rear is a mature garden with paved and timber-decked seating areas, established flower beds and side access to the front. A detached timber-clad garden office, with heating and air conditioning, provides a comfortable year-round workspace. A separate storage room benefits from electricity, lighting and shelving. To the front, mature hedging screens the house from the road, and there is off-road parking for several vehicles.

The property is conveniently located for Horley town centre, transport links and a range of local schools




















LIFE BUOY











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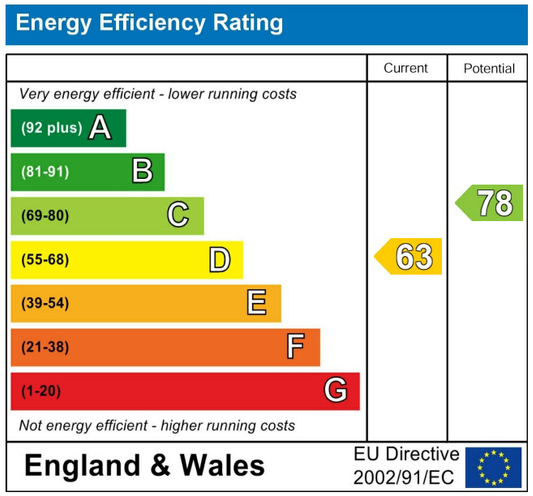
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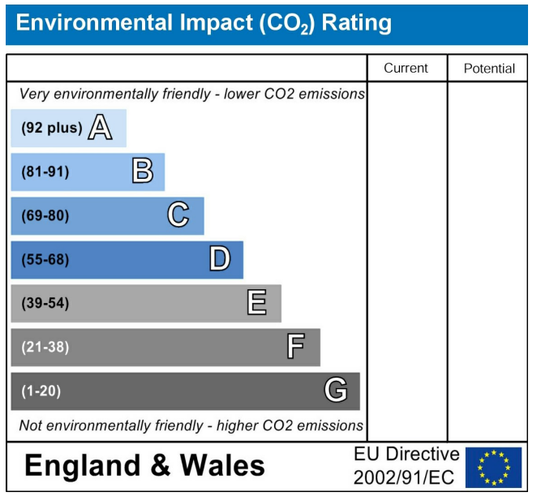


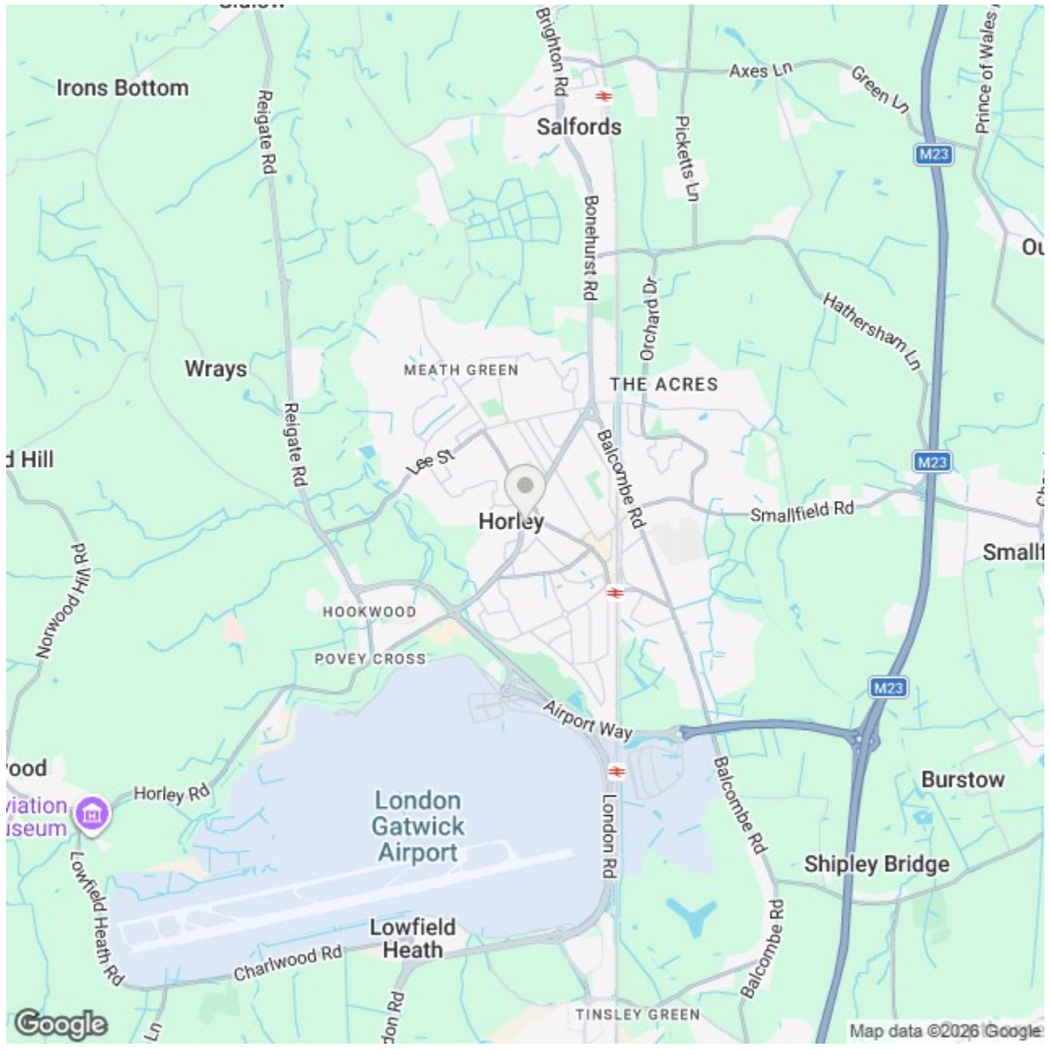
- Period double fronted detached family home
- 2 Receptions & Conservatory
- Modern Kitchen
- Utility Room & Cloakroom
- Flexible ground floor Bedroom
- 4 Double Bedrooms
- Family Bathroom & En Suite
- Heated and air conditioned Garden Home office & seperate store room
- Mature rear garden
- Off road parking

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Internal Area: 1760.00 sq ft

Tenure: Freehold

Local Authority: Reigate and Banstead

Council Tax Band: E

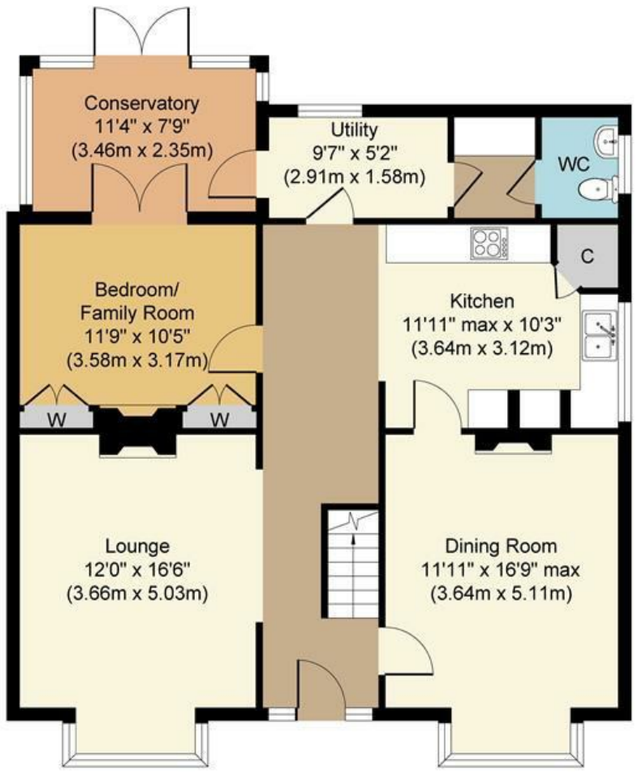
Do you have a property to sell?
If so we can provide you with a free market appraisal.

Do you need a solicitor?
We can provide you with no obligation quotes from our panel of preferred solicitors.

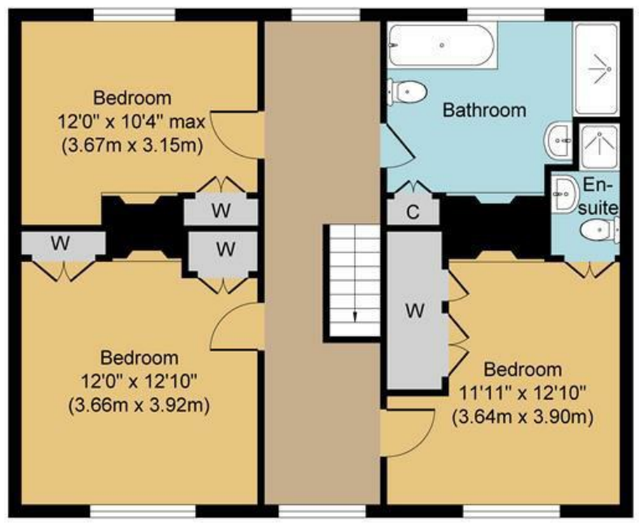
Do you need a mortgage?
We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.

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FLOOR PLAN



Ground Floor
Approximate Floor Area
992 sq. ft
(92.18 sq. m)



First Floor
Approximate Floor Area
768 sq. ft
(71.32 sq. m)



Outbuilding
Approximate Floor Area
84 sq. ft
(7.81 sq. m)

Brighton Road, RH6
Approx. Gross Internal Floor Area 1760 sq. ft / 163.50 sq. m
Outbuildings Floor Area 84 sq. ft / 7.81 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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