



29 Fairhaven Road, Redhill, Surrey, RH1 2LB

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# JAMES DEAN

ESTATE AGENTS

JamesDean are delighted to present to the market this beautiful three bedroom family home within walking distance of Redhill town centre and mainline train station. Ideal for commuters and families alike the property is within the catchment area for local schools and East Surrey College.

In brief the property comprises of: entrance hall leading through to the open plan lounge diner with patio doors providing access to the garden, kitchen with appliances, study/play room and a downstairs cloakroom.

Upstairs, two double bedrooms and a generously sized single bedroom as well as the family bathroom with shower. Externally the property benefits from off street parking and a stunning secluded south facing rear garden with patio.



EPC: D

Council Tax: D

Available: 10th January 2024

Redhill Town is located in Surrey midway between London and Brighton, and within reach of Gatwick Airport. Well known and extremely popular with local commuters because of its main line train station. Trains go from Redhill to London Victoria, Gatwick and the south coast.

The Town Centre itself, offers a vast range of high street stores, including sports shops, barbers, hairdressers, and supermarkets, such as Sainsburys and Marks and Spencer's. Twice a week, there is also an open-air market on the pedestrianised high street. Redhill is home to The Belfry Shopping Mall which hosts several stores; including Marks and Spencer's, New Look, Boots, H&M and Waterstones. At the northern end of town, you can find the Harlequin theatre / cinema and Library, which add to the entertainment and leisure as well as cafés, restaurants and public houses within the local area.

Redhills also boasts a number of highly regarded schools, state and independent, for all ages. These include The Royal Albert and Alexander School, Warwick School and for high education East Surrey College.

**£1,975 Per Calendar Month**



# Floor plan



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

TENURE:  
Council Tax Band: D

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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.