



Flat A, 39 Somers Road, Reigate, Surrey, RH2 9DY

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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 beautiful one double bedroom garden flat is perfectly formed, boasts a litany of period features and enjoys being ideally positioned a short walk from Reigate Train station and town centre.

The inviting entrance hall with a useful cloakroom area, sits in the heart of the flat with all rooms leading off it. At the back the neutrally decorated lounge diner enjoys period features including a marble fireplace, picture rails and high skirting boards, and patio doors open wide out to the stunning private terrace. Sitting separate to the lounge is the fitted galley kitchen with extensive storage and views out to the garden. The double bedroom at the front of the property is generous in size and features a bay window and original fireplace with space in the alcoves for wardrobes.



The fully tiled shower room is conveniently next to the bedroom and has been recently updated to include a comfortable double shower and sink vanity and W.C.

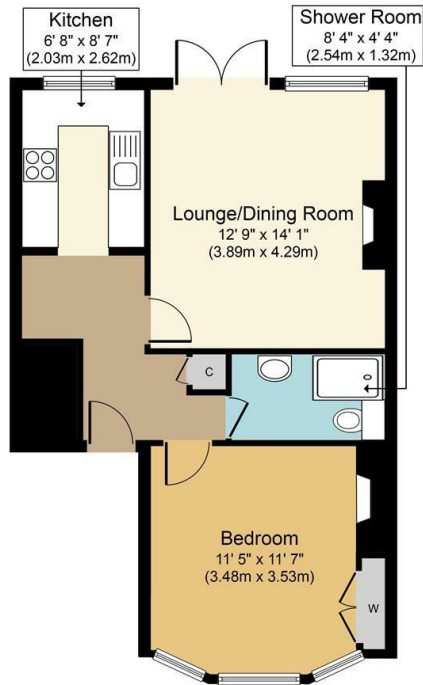
Outside the southeast facing private terrace provides a perfect space to entertain and enjoy alfresco dining. The communal garden which is mainly laid to lawn is accessed via steps directly from the terrace and provides a lovely green view. Allocated parking for one is offered on the large gravel drive to the front of the property and a side gate provides access into the communal garden.

Just a short walk from Reigate train station and town centre the property is perfectly positioned on the highly regarded tree lined Somers Road with a characterful housing stock of imposing semi-detached villas, detached houses and converted apartments. Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafes & eateries. It's also a very popular location for all types of commuters with direct links from Reigate train station to London Victoria while the M25 Junction 8 is also easily accessible.

Offers In Excess Of £300,000



Floor plan



Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)

Somers Road, RH2



Approx. Gross Internal Floor Area 463 sq. ft. (43.0 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 lending 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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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 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	

TENURE: Leasehold - Share of Freehold
Council Tax Band: C

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