



Kings Avenue St Johns Redhill RH1 6QH

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



# JAMESDEAN

ESTATE AGENTS

JamesDean are pleased to bring to the market this spacious two bedroom cottage set in an idyllic location between Redhill and Reigate, Surrey. With parking for two cars and within walking distance of Redhill train station.

The property comprises in brief; an entrance hall, dining room, kitchen, living room with great views and a utility room on the ground floor. On the first floor this property you will find the family two bedrooms and the family bathroom. Bedroom two has the stairs to a additional room/study in the loft area.

From all windows you will find fabulous views across the local landscape. The property benefits from off street parking, a quiet cul de sac road, a court yard and access to the local common.

The property comes to the market UNFURNISHED and available April 2026.



EPC: D / Council Tax: D

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 Sainsburys. 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; includes New Look, Boots, JD, H&M and Waterstones. At the northern end of town, you can find the cinema and Library, The newly built entertainment complex The Light which adds an array of activities as well as café's, restaurants and public houses within the local area.

Redhill 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.

To find out more about this property, call JamesDean and register your interest.

**£1,750 Per Calendar Month**



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## 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:** £1,750 Per Calendar Month

**Security Deposit:** £2,019

**Any questions please call your local branch.**

## 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 reservation fee equal to one weeks rent. This takes the property off the market and starts the referencing process.



# JAMES DEAN

E S T A T E A G E N T S

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

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.