



3A Holmesdale Road, Reigate, RH2 0BA

www.jamesdeanproperty.co.uk



JAMES DEAN

ESTATE AGENTS

JamesDean are delighted to bring to the market this beautifully renovated and exceptionally spacious two-bedroom, two-bathroom split-level apartment. Ideally located just a stone's throw from Reigate train station, this impressive home offers modern living across two well-proportioned levels, finished to a high standard throughout. Perfect for commuters and those seeking convenience without compromising on space or style.

The first level comprises a spacious lounge with double doors leading to a modern fitted kitchen with built-in appliances, including a fridge, freezer, dishwasher, washing machine, electric oven, and hob. This level also benefits from a contemporary family shower room.

The second level offers two generously sized bedrooms and a further family shower room. The property is



offered part furnished. Parking is available at an additional cost; please ask for further details.

EPC: C

Council Tax: C - £2,176.70pa

Household income required: £48,000pa

Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafes & eateries. If you enjoy dining out, then Reigate will cater for almost every culinary delight. Whether it's breakfast, lunch or dinner you can choose from a wealth of favourites including: Bill's, Wagamama, Pizza Express, Nando's, Buenos Aires Steakhouse, Café Nero located within the Bell Tower, Costa and Starbucks. Reigate is also well known for its quality independent eateries, clothing shops, jewellers, hairdressers & barbers. Our personal favourites are Canakin a family run coffee shop located next to our high street office, Robert & Edwards Butchers selling a wide range of quality local produce.

During the tenancy the tenant(s) are responsible for the rent, utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

£1,600 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 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:
Council Tax Band:

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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.