



Flat 8, Allingtons, 43 Beech Road, Reigate, Surrey, RH2 9ND

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**JAMES DEANE**  
ESTATE AGENTS

This attractive and modern first floor apartment is situated in one of Reigate's premier roads and offered to the market with NO ONWARD CHAIN.

The Allingtons is an impressive building built by Rushmon Homes in 2007 to a high finish and specification. The development is within easy reach of Reigate town centre and railway station and benefits from a video entry system, lift provision, mature communal grounds and allocated parking. The apartment offers a long lease, views over the communal grounds and features underfloor heating, double glazed sash windows, integrated appliances and built-in storage.

The accommodation consists of an entrance hall with twin storage cupboards and a spacious living



room opening through to the kitchen, which features tiled flooring, decorative splashback tiling, under unit lighting and an array of integrated appliances including ceramic hob, oven, dishwasher, washing machine and fridge freezer. The apartment is completed by a bathroom with tiled flooring and elegant white sanitary ware and a double bedroom with fitted wardrobes.

Externally, the property is approached by a driveway where there is allocated parking and ample visitor bays. There mature, communal grounds offer complete privacy.

Reigate is a bustling market town that has a proud history and unique character. Perfectly situated between two areas of Outstanding Natural Beauty, it is nearby to many National Trust sites with countryside on its doorstep. The thriving town centre offers residents a great mix of local amenities, excellent schools and transport links.

**NO CHAIN**

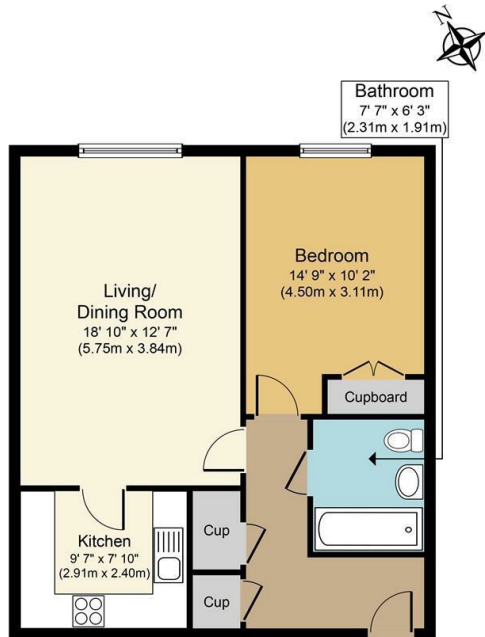
**Guide Price £300,000**







# Floor plan



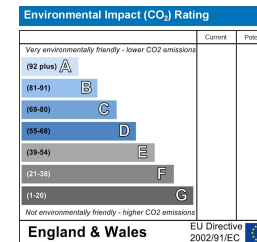
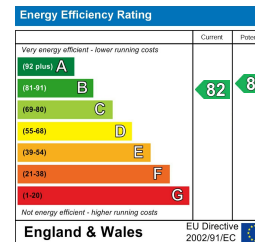
Approximate Floor Area  
624 sq. ft.  
(58.0 sq. m.)

Beech Road, RH2

Approx. Gross Internal Floor Area 624 sq. ft. (58.0 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. 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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TENURE: Leasehold  
Council Tax Band: D

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**JAMES DEAN**  
ESTATE AGENTS

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

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