



Flat 3, The Rock Reigate Hill, Reigate, RH2 9PL

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**JAMES DEAN**  
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JamesDean are delighted to present this exceptionally spacious three double bedroom, two bathroom first-floor apartment, set within an elegant Victorian building on Reigate Hill.

Extending to approximately 132 sqm, the property boasts impressive high ceilings and generously proportioned rooms throughout. The principal bedroom benefits from built-in wardrobes and en suite, complemented by a substantial second bedroom and a well-sized third double bedroom.



The accommodation further comprises a separate kitchen with a useful utility area, along with a large family bathroom.

Externally, the property offers parking for two vehicles, well-maintained communal gardens, and convenient access to Reigate town centre, Reigate Station, and the M25 (Junction 8), making it ideal for commuters.

EPC: D

Council Tax: E

Household income required: £72,000pa

Available: 14th April 2026

**£2,400 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:

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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.