



Staffords Place, Horley

£350,000



**MANSELL
McTAGGART**
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A beautifully presented 2 bedroom property offered to the market in stunning decorative order, being fully renovated by the current owners, within a stones throw of Horley train station, town centre, Gatwick Airport and amenities. The property is in a small and popular development benefitting from its own private garden and parking.

Upon approach to the property, there is an allocated parking space in the front, with a grassed area to the side also owned by the property. A neighbouring property has turned this into further parking, so is potential (with relevant permissions) to add further parking. There is also a side patio at the end of the terrace which leads to the rear garden. Entering the property via a newly installed front door, there is a small hall with access to the open plan living accommodation and stairs to first floor.

The entirety of the downstairs is now set to a modern open plan layout, comprising of a living area with space for furniture, dining room fitting a 4-6 person table and contemporary kitchen. There is stylish Karndean flooring underfoot and a window to front and French doors to rear allowing in lots of natural light.



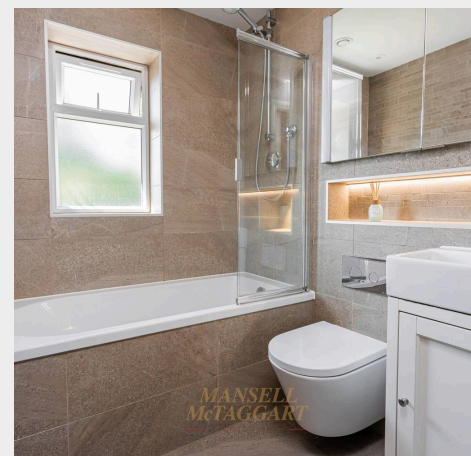
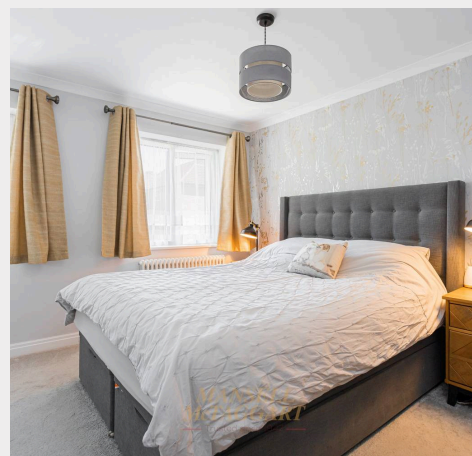
Upstairs, there is a landing giving access to both bedrooms and refitted family bathroom. Bedroom 1 is a superb size, easily accommodating a king size bed and furniture with windows to front and fitted storage. Bedroom 2 is a small double room with space for a bed and furniture, overlooking the rear aspect. The family bathroom is a superb finish, being fully tiled with a modern selection of sanitaryware available.

Outside to rear, is a private garden, which has been recently landscaped. It is mainly laid to astro turf, with a patio abutting the property. Here there is a pizza oven and also a large storage shed.

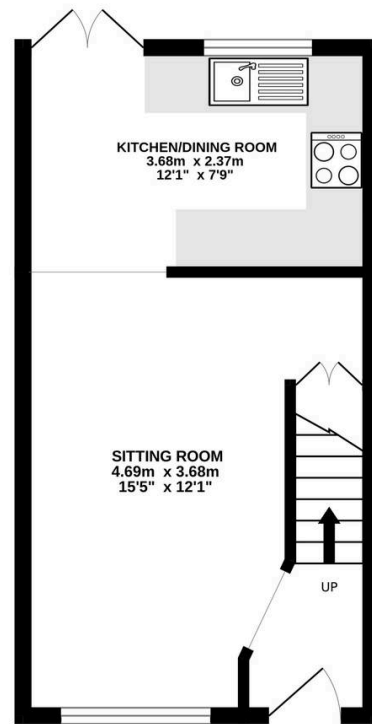
Agents Note:

There is an annual service charge of £520.

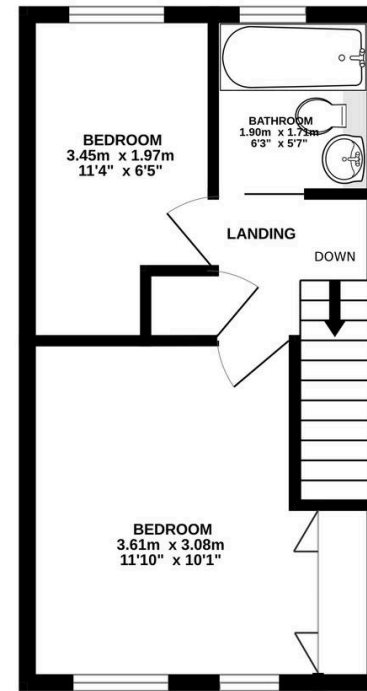
- 2 well proportioned bedrooms
- Allocated parking space (with potential for additional space available speak to agent)
- Private garden
- Large garden shed and pizza oven. Rear gated access
- Fully renovated throughout
- Stones throw to Horley station, town centre and amenities
- New heating system and electrics
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'tbc'



GROUND FLOOR
26.0 sq.m. (280 sq.ft.) approx.



1ST FLOOR
26.0 sq.m. (280 sq.ft.) approx.



TOTAL FLOOR AREA: 52.0 sq.m. (559 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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