



Sandpiper House, 13 Webber Street, Horley

In Excess of £300,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

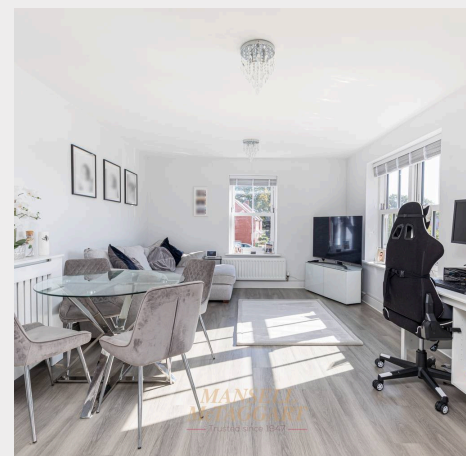


- 2 double bedrooms
- First floor flat
- Allocated parking
- Popular Westvale Park Development
- 117 year lease duration
- En-suite to primary bedroom
- 24ft living accommodation
- Immaculate condition
- Secure telecom entrance
- Council Tax Band 'C' and EPC 'B'

Introducing this beautifully presented first-floor flat, featuring two generous double bedrooms, located in the ever-popular Westvale Park Development.

Approaching the stylishly constructed block, you will notice the secure telecom entry system. Inside, the well-maintained communal areas include stairs leading up to the first floor, where the property is situated.

Upon entering the flat, you are welcomed by a spacious entrance hallway that provides access to all rooms, including two spacious storage cupboards. Both bedrooms comfortably accommodate king-sized beds along with additional freestanding furniture. The primary bedroom further benefits from dual-aspect windows, built-in wardrobes, and a modern en-suite shower room fitted to white suite with a heated towel rail.



Continuing the bright and airy feel throughout, the open-plan living space boasts dual-aspect windows and ample room for a 4–6 person dining table, large L-shaped sofa, television, coffee table, and more. The contemporary kitchen is fitted with a range of integrated appliances, including a fridge/freezer, dishwasher, washing machine, and an oven with a gas hob. White wall and base units, laminate flooring, and roll-top work surfaces complete the stylish finish.

The modern family bathroom features a bath with shower over, upgraded WC, hand wash basin, and a heated towel rail. Laminate flooring and tiled walls provide a sleek, contemporary look.

Outside, the beautifully maintained communal grounds include a park within view. The property also benefits from an allocated parking bay, along with access to shared bin and bike storage facilities.

Lease Details

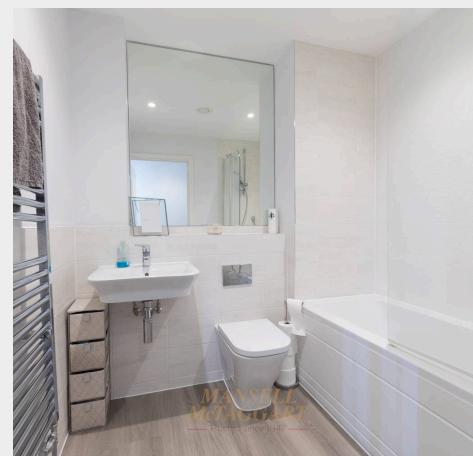
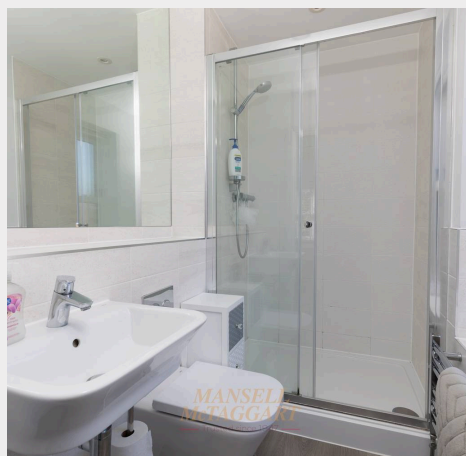
Length of Lease: 117 years remaining (2025)

Annual Service Charge – £1,845.36

Service Charge Review Period – December

Annual Ground Rent – £250

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



First Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



Total area: approx. 68.5 sq. metres (737.3 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.