



Plover House, 25 Westvale Road, Horley

In Excess of £300,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



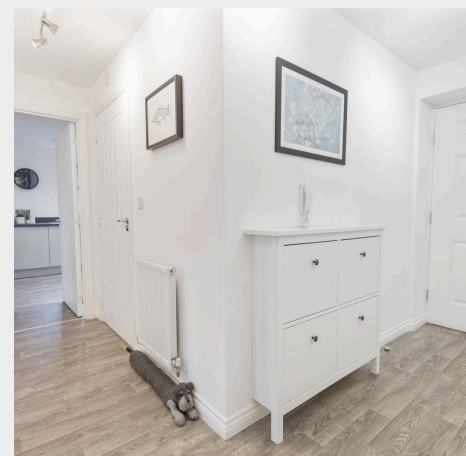
- No onward chain
- Remainder of NHBC warranty
- Open-plan living accommodation
- Two double bedrooms
- En-suite to primary bedroom
- Allocated parking plus visitor spaces
- Modern finish throughout
- Popular Westvale Park development
- Close to Horley town centre, local amenities and Gatwick Airport
- Council Tax Band 'C' and EPC 'B'

Offered to the market with no onward chain, this beautifully presented two double bedroom first-floor apartment is situated within the highly sought-after Westvale Park development, ideally located for local schools, Horley town centre and Gatwick Airport.

The block benefits from a secure telecom entry system, leading into well-maintained communal areas with stairs rising to the first floor. Upon entering the apartment, you are welcomed by a spacious entrance hallway providing access to all rooms and featuring two generous storage cupboards.

Both bedrooms are well-proportioned doubles, with the principal bedroom enjoying a modern en-suite shower room comprising a shower, WC, wash hand basin and heated towel rail.

The open-plan living, dining and kitchen area forms the heart of the home, offering dual-aspect windows and ample space for a dining table, large L-shaped sofa and additional furniture.



The contemporary kitchen is fitted with a range of white wall and base units, roll-top work surfaces and integrated appliances including a washing machine, fridge/freezer, dishwasher, hob and waist-height oven.

The family bathroom is finished to a modern standard, featuring a WC, wash hand basin, bath with a new Aqualisa shower over, heated towel rail, partially tiled walls and laminate flooring.

Externally, the property enjoys well-maintained communal grounds, an allocated parking space and additional visitor parking.

Lease Details

Length of Lease: 115 years remaining (2026)

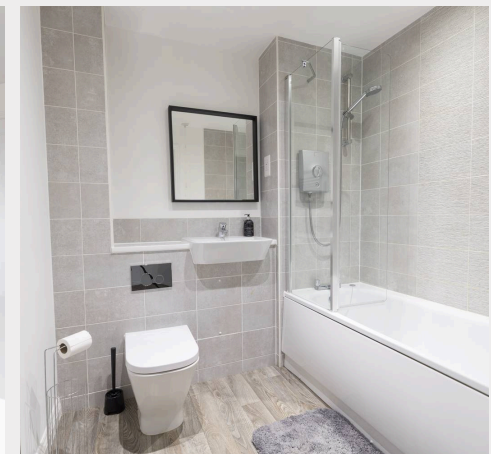
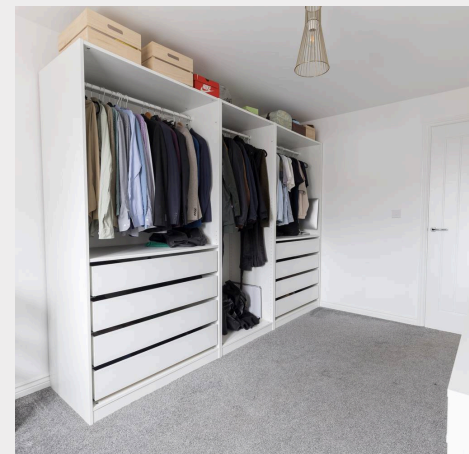
Annual Service Charge – £1,400

Service Charge Review Period – December

Annual Ground Rent – £250

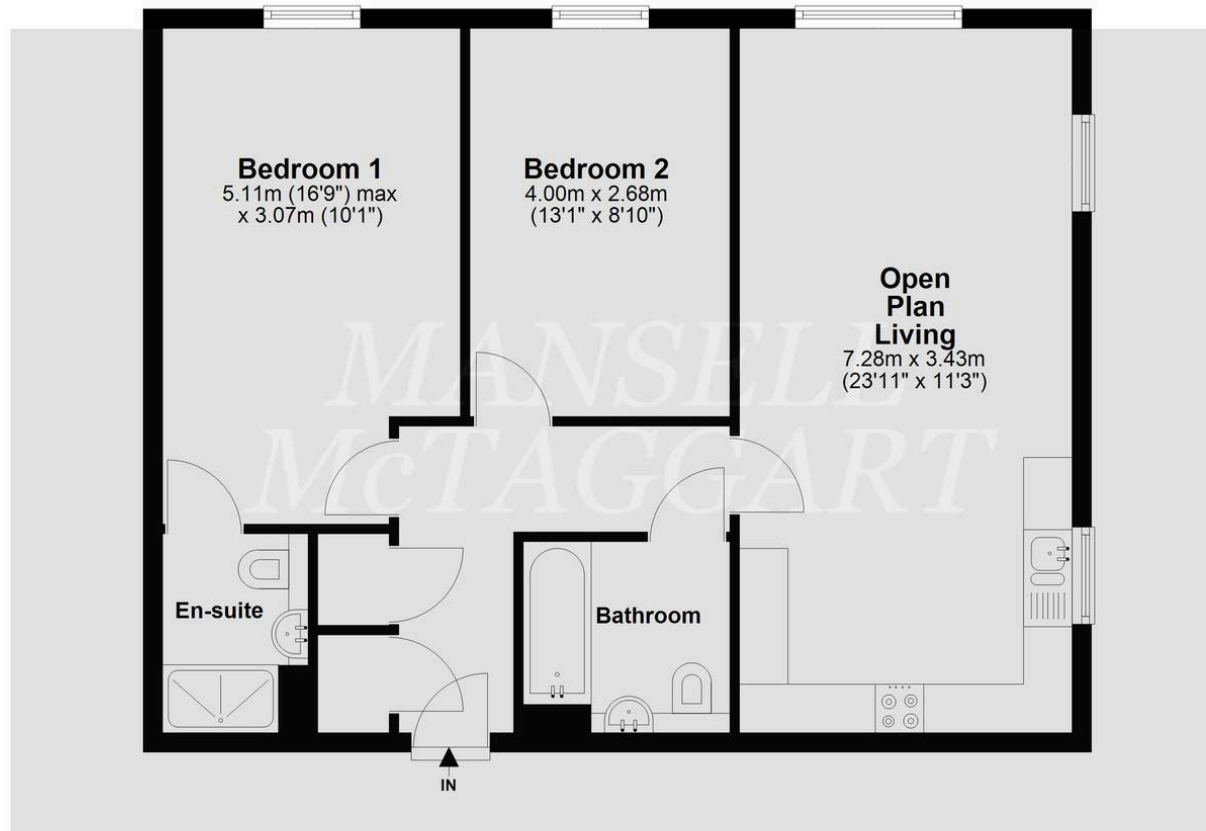
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Location – Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.



First Floor

Approx. 68.0 sq. metres (731.6 sq. feet)



Total area: approx. 68.0 sq. metres (731.6 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.