



Jessop House, 5 Iron Railway Close, Coulsdon

Offers Over £360,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Ground floor
- Two great sized bedrooms
- Parking available
- Modern condition
- Integrated appliances
- Great transport links to all areas such as London, Horsham, Reigate, Brighton and loads more
- Located short walks away from Coulsdon Memorial Ground and Farthing Downs
- Spacious property
- Council Tax Band 'C' and EPC 'B'

Mansell McTaggart is happy to present this 2-bedroom, 1 bathroom, ground floor flat in the popular Cane Hill Development. Finished to a modern standard, this impressive home offers well-proportioned accommodation, stylish contemporary interiors and excellent built-in storage, all perfectly complemented by superb transport connections across all areas.

Upon entering the property, you are greeted by a generous entrance hallway which provides access to all rooms, creating a practical and well-considered layout. A large integrated storage cupboard is conveniently positioned within the hallway, maximizing usable space.

The main bathroom is finished with quality fixtures and fittings to provide a sleek and sophisticated feel. The suite includes a contemporary bath with overhead shower and glass screen, a stylish wash hand basin with vanity storage, modern tiling and chrome fittings, all combining to create a refined and comfortable space.



At the heart of the home is the impressive open-plan kitchen and living area, thoughtfully designed to balance both style and functionality. The kitchen features a range of integrated appliances including an oven, hob, extractor hood, fridge-freezer, and washer/dryer. These are complemented by modern cabinetry, generous worktop space, and ample storage. The open-plan design allows a natural flow between cooking, dining and living areas, making it perfect for entertaining guests or relaxed day-to-day living.

The accommodation is completed by two well-sized double bedrooms, each offering comfortable proportions along with additional storage cupboards, ensuring practicality without compromising space. Both rooms also provide excellent versatility, easily accommodating guest space, a home office or dressing area depending on individual needs.

Thoughtfully designed and ready to move straight into, this appealing home in Coulsdon combines quality finishes with a practical layout, offering comfortable modern living in a convenient and well-connected setting.

Lease Details

Length of Lease: 117 years remaining (2026)

Annual Service Charge – £1,836

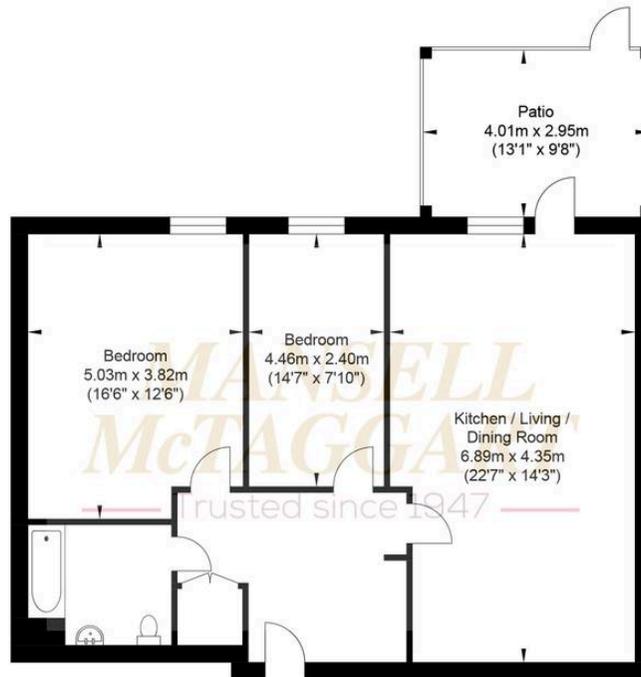
Service Charge Review Period – April

Annual Ground Rent – £250

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



Iron Railway Close



Ground Floor Flat
Approximate Floor Area
863.80 sq ft
(80.25 sq m)

Approximate Gross Internal Area = 80.25 sq m / 863.80 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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