



Mitchell Court, 22 Massetts Road, Horley

In Excess of £120,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO ONWARD CHAIN
- Spectacular views over communal gardens
- Top floor retirement flat with lift access
- Town centre location, minutes away from amenities
- Spacious double bedroom with fitted wardrobes
- Light and airy throughout
- Option to purchase furnished or unfurnished
- Shower room with seat unit fitted
- Council Tax Band 'C' and EPC 'C'

Introducing this beautifully presented top-floor retirement apartment, enjoying stunning views over the rear communal gardens and offered to the market with no onward chain.

Mitchell Court is ideally situated in the heart of Horley town centre, with a wide range of shops and amenities just a short distance away.

The development is approached via a residents' parking area and benefits from a secure telecom entry system. Inside, the well-maintained communal areas include a welcoming residents' lounge, where regular social events such as coffee mornings and fish and chip evenings help foster a strong sense of community.

The apartment is located on the second floor, easily accessible via both lift and stairs, with stairlifts installed for added convenience.

Upon entering the property, you are welcomed by a spacious entrance hallway providing access to all rooms, including the bedroom, shower room, storage cupboards and living area. The generous double bedroom comfortably accommodates a king-size bed and additional freestanding furniture, and features built-in wardrobes along with a large window overlooking the attractive communal gardens.



The bright and airy living room offers ample space for multiple sofas and furnishings, complemented by a large south-facing window that fills the room with natural light and provides pleasant garden views. The kitchen is accessed from the living room and is well-appointed with a range of wall and base units, a waist-height oven, separate hob, space for under-counter appliances, and a useful storage cupboard.

The shower room is fitted with a modern white suite, comprising a spacious shower cubicle, wash hand basin, WC, and a heated towel rail.

Communal facilities and on-site services include: landscaped gardens, communal lounge with kitchen, a guest room and communal washing machines and tumble dryers. There is also a full time, on site manager available Monday to Friday's. Regular in-house socials, i.e. coffee mornings, afternoon teas and live music evenings are arranged by a residents' committee and the manager organises others involving visits from retail suppliers for sale of goods in the lounge.

Lease Details

Length of Lease: 103 years remaining(2026)

Annual Service Charge – £3,810

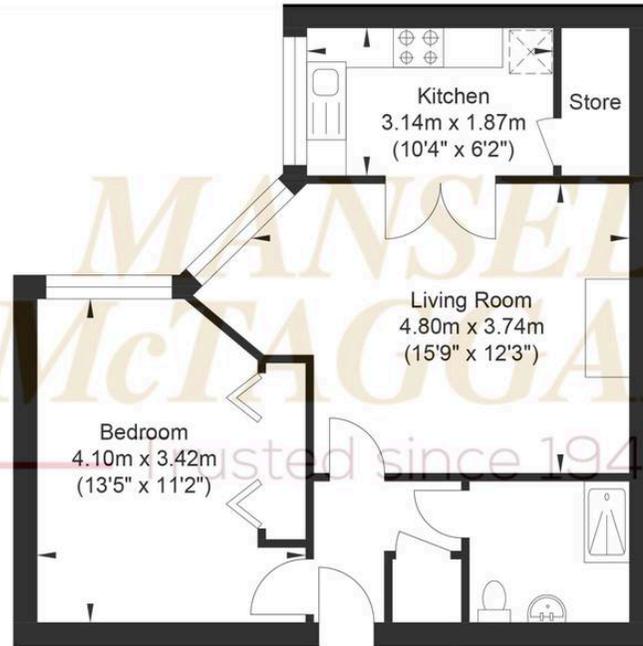
Service Charge Review Period – April

Annual Ground Rent – £395

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



Massetts Road



Second Floor
497.9 sq ft
(46.3 sq m)



Approximate Gross Internal Area = 46.3 sq m / 497.9 sq ft

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

Mansell McTaggart Horley

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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.