



Meadowcroft Close, Horley

£280,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- NO ONWARD CHAIN
- Two double bedrooms
- First floor maisonette
- Sought after residential location
- Private garden
- Large bay fronted living room
- Lease extended to 125 years upon completion
- Adhoc service charge and peppercorn ground rent
- Council Tax Band 'C' and EPC 'C'

Introducing this exceptionally spacious two double bedroom first floor maisonette, ideally situated in a sought-after residential location within a quite cul-de-sac and offered to the market with no onward chain.

Accessed via its own private front door, the property opens to a generous entrance area with stairs rising to the first floor. The expansive landing provides access to all principal rooms, including two well-proportioned double bedrooms, a family bathroom, a large lounge/dining room, separate kitchen, and a useful storage cupboard.

The lounge/dining room forms the heart of the home, offering ample space for multiple sofas, a coffee table, media unit, and a 4-6 seater dining table, along with additional freestanding furniture. Two large windows flood the room with natural light, creating a bright and inviting atmosphere.



The kitchen is fitted with a range of white wall and base units, complemented by roll-top work surfaces. It features an integrated oven and electric hob, laminate flooring, and also offers space for freestanding appliances. Dual-aspect windows further enhance the bright and airy feel.

Both bedrooms are generous doubles, easily accommodating large beds, wardrobes, and additional furnishings. Bedroom two further benefits from a built-in storage cupboard.

The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin, and WC, along with a fitted storage cupboard. The space is finished with partially tiled walls and laminate flooring.

Externally, the property enjoys a private rear garden, mainly laid to patio, ideal for outdoor entertaining, and includes a wooden storage shed.

### Lease Details

Length of Lease: 125 years from date of completion

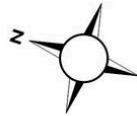
Annual Service Charge – £ Ad Hoc

Service Charge Review Period – tbc

Annual Ground Rent – Peppercorn

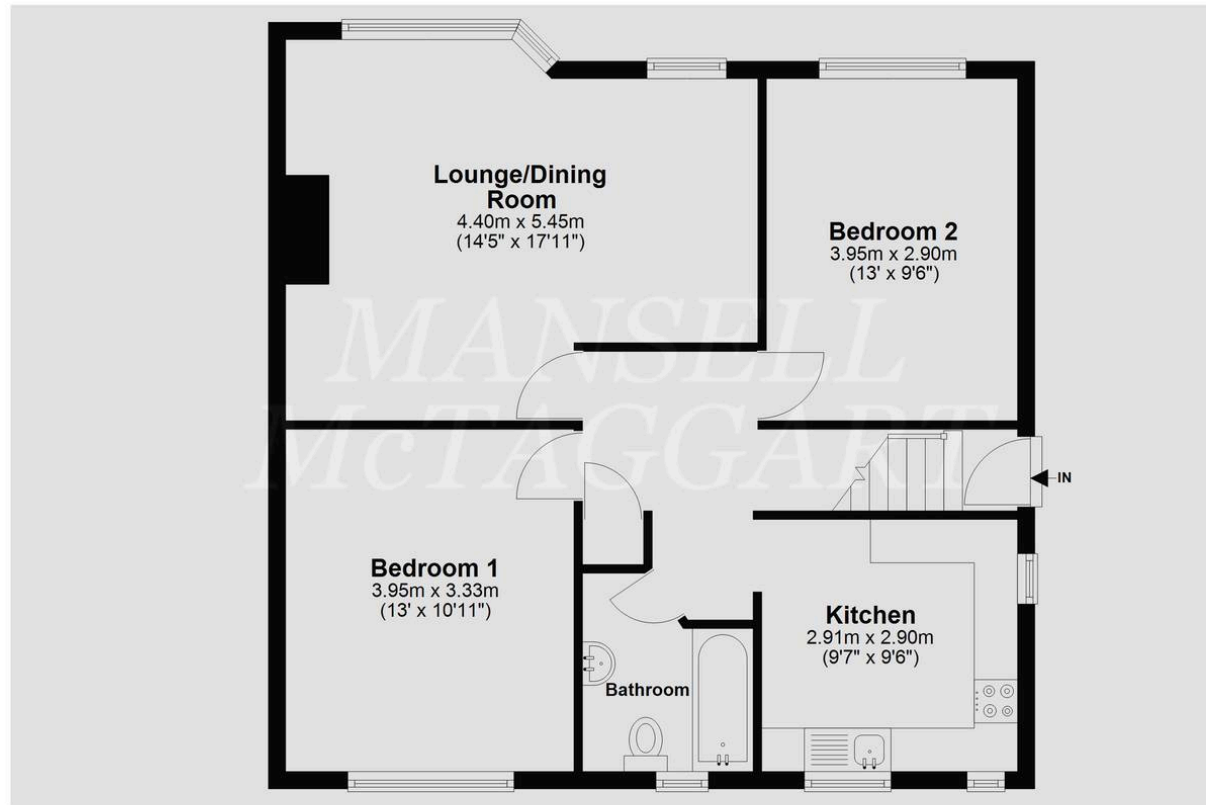
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.





## First Floor

Approx. 68.8 sq. metres (740.1 sq. feet)



Total area: approx. 68.8 sq. metres (740.1 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](http://www.mansellmctaggart.co.uk/branch/horley)

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