



Grovelands, Horley

£250,000



**MANSELL
McTAGGART**
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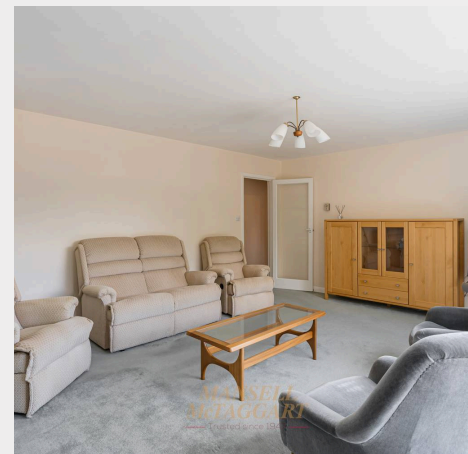


- Exciting modernisation opportunity
- Spacious two double bedroom apartment
- Approx. 950 sq. ft. including garage
- Large 17ft living room with leafy outlook
- Separate 14ft kitchen/breakfast room
- Two generous double bedrooms with built-in storage
- Bathroom plus separate WC
- Garage en-bloc and communal parking
- Attractive communal gardens close to Horley town centre and station
- Council Tax Band 'C' and EPC 'D'

Set within a mature residential development close to Horley town centre and train station, the property is ideal for anyone wanting space, convenience and a project with long-term potential. The apartment would now benefit from updating, but the fundamentals are all here: generous proportions, two double bedrooms, a separate kitchen/breakfast room, a large living room, useful storage, a garage and an excellent lease.

The entrance hall gives a good first impression of the space on offer, with access to all principal rooms and built-in storage. The living room is a standout feature, measuring approximately 17ft and enjoying a pleasant outlook towards the surrounding greenery. It is a bright, well-sized room with plenty of scope to create a comfortable and stylish main living space.

The kitchen/breakfast room measures approximately 14ft and provides a great canvas for improvement. There is already room for a small dining table, along with fitted units and worktop space, but the room offers obvious potential for a buyer to redesign and modernise to suit their own taste.



Both bedrooms are generous doubles, each with built-in storage, making the apartment feel far more spacious than many modern alternatives. The accommodation also includes a bathroom and separate WC, adding further practicality to the layout.

Outside, the development is surrounded by attractive communal gardens with mature greenery and lawned areas, creating a pleasant setting. There is also communal parking and a garage en-bloc, ideal for parking, storage or general use.

The location is another key part of the appeal, with Horley train station approximately 0.2 miles away and Horley town centre also within easy reach, offering shops, cafes, restaurants and everyday amenities.

With approximately 945 years remaining on the lease, this is an exciting chance to secure a spacious apartment in a highly convenient location and modernise it into a superb home or investment.

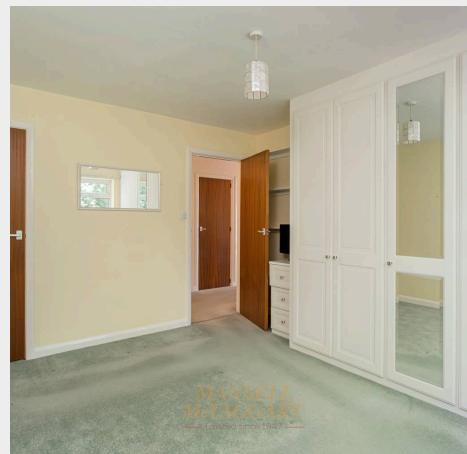
Lease Details

Length of Lease: 945 years remaining (2026)

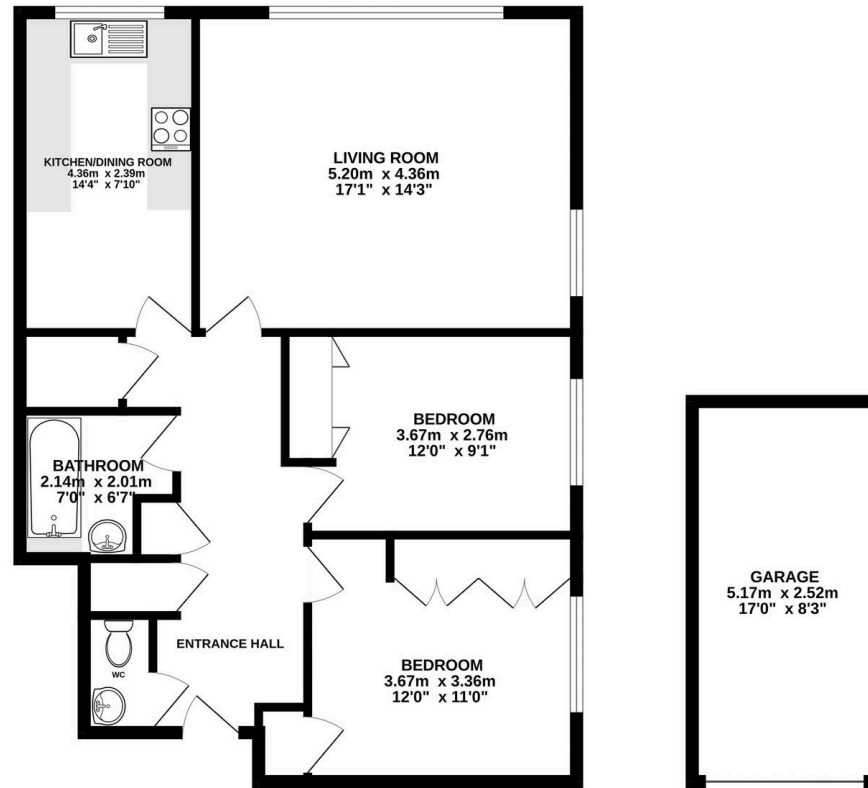
Annual Service Charge: £2,400

Service Charge Review Period – July

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



GROUND FLOOR
88.3 sq.m. (950 sq.ft.) approx.



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TOTAL FLOOR AREA: 88.3 sq.m. (950 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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