



Victoria Road, Horley

Guide Price £240,000 – £250,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

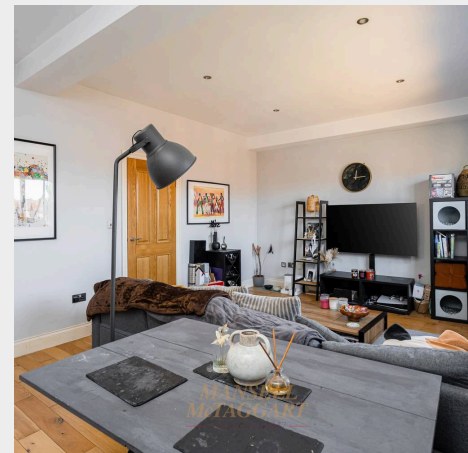
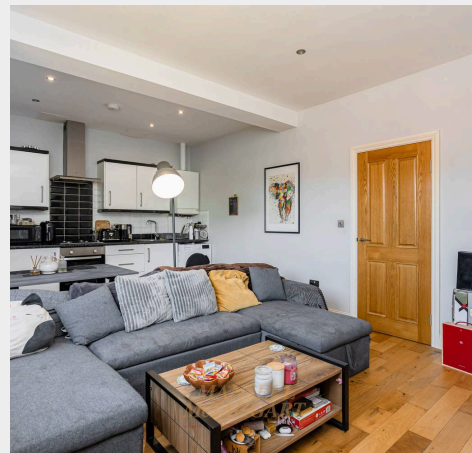


- 2 double bedrooms
- En-suite shower room + main bathroom
- Central Horley location
- Contemporary standard throughout
- Integrated kitchen appliances
- Allocated parking space
- Storage cupboards in hallway
- Council Tax Band 'C' and EPC 'C'

Mansell McTaggart Horley are pleased to present this well-appointed two-bedroom apartment, ideally situated in Horley town centre, offering convenient access to local amenities and transport links.

On approach to the building, residents benefit from a secure telecom entry system, with well-maintained communal stairs and lift access.

Upon entering the apartment, you are welcomed by a generous hallway offering two useful storage cupboards and access to all rooms, creating a practical and inviting first impression. To the rear of the property, the bright open-plan kitchen benefits from ample natural light and features a range of wall and base units with work surfaces, an integrated oven, extractor fan, and hob, along with space for a washing machine and fridge/freezer, making it both functional and well-equipped. The adjoining living area provides comfortable space for a sofa, additional furnishings, and a small dining setup, ideal for both relaxing and entertaining.



The master bedroom is a spacious double, complete with room for freestanding wardrobes and direct access to a private en-suite, fitted with a WC, wash hand basin, and shower cubicle, enhancing convenience and privacy. The second bedroom, also located at the rear, is well-proportioned and suitable for a double bed and additional storage, making it versatile for a range of needs.

A modern family bathroom serves the property, comprising a WC, wash basin, and a bath with shower, with glass screen, finished to a modern and contemporary standard.

Externally, the apartment benefits from an allocated parking space and is conveniently located within walking distance of the train station and a very short drive to Gatwick Airport, making it ideal for commuters and those seeking excellent transport connections.

Lease Details

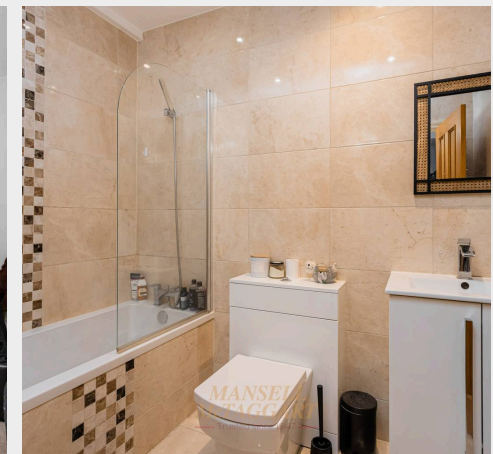
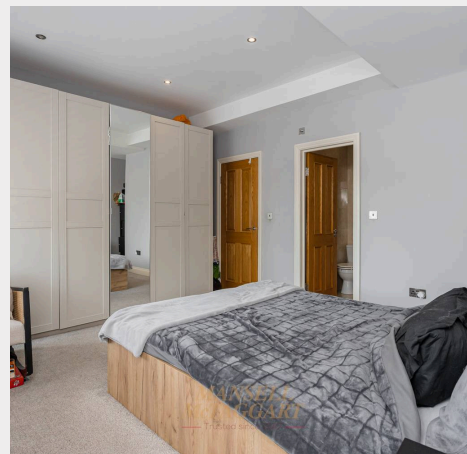
Length of Lease: 114 years remaining (2026)

Annual Service Charge – £1,600

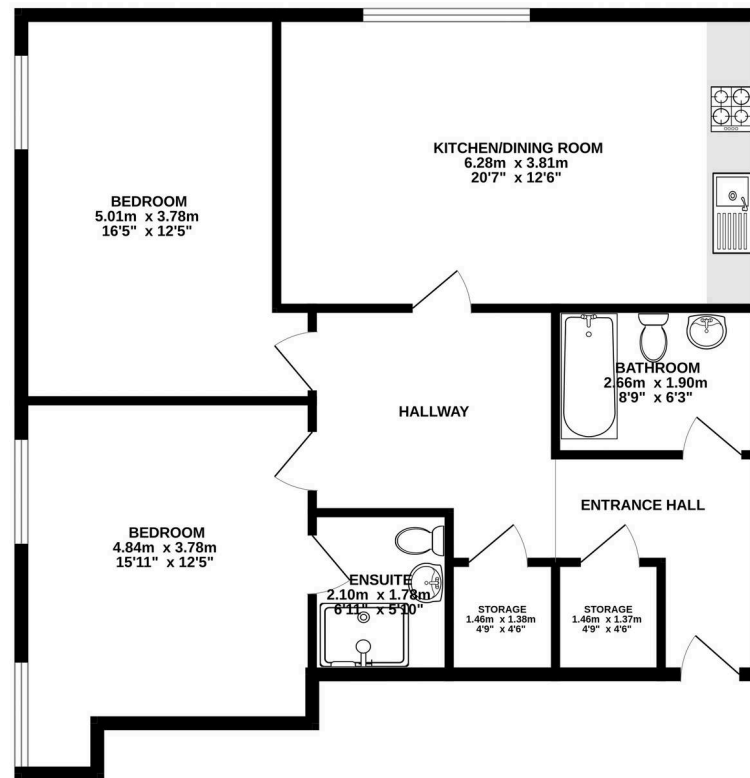
Service Charge Review Period – January

Annual Ground Rent – £350

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



GROUND FLOOR
85.3 sq.m. (918 sq.ft.) approx.



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TOTAL FLOOR AREA : 85.3 sq.m. (918 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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