



Redwing House, 36 Webber Street, Horley

£230,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- One double bedroom apartment with built in wardrobe
- Top floor position
- Set within ever popular Westvale Park location
- Well-presented throughout
- Bright open plan living/kitchen/dining room
- Modern fitted kitchen with integrated appliances
- Allocated Parking
- Contemporary bathroom with tiled walls and flooring
- Shared ownership counterpart also available
- Council Tax Band 'C' and EPC 'B'

A well-presented one double bedroom top floor apartment set within the ever popular Westvale Park development, offering a modern and low-maintenance home in a convenient residential location.

The property offers a bright, practical layout and is well suited to buyers looking for a well-kept apartment within a popular modern development. There is also a shared ownership counterpart available, providing an alternative route into ownership for eligible buyers.

Upon entering the property, you are welcomed into a spacious entrance hall, which provides access to the main accommodation and creates a practical separation between the living space, bedroom and bathroom.

The main living area is arranged in an open plan style, creating a bright and sociable living/kitchen/dining space. There is room for both seating and dining furniture, making the room well suited to everyday living and entertaining.



The kitchen is modern and fitted with a range of wall and base units, complemented by worktop space and tiled splashbacks. Integrated appliances include an oven, hob and extractor, with further space for additional appliances.

The bedroom is a well-proportioned double room, offering space for a double bed and further bedroom furniture. The room also benefits from a built-in wardrobe, providing useful storage while keeping the space feeling clean and uncluttered.

The bathroom is finished in a contemporary style, with tiled walls and flooring, and comprises a bath with shower over and glass screen, wash hand basin and WC.

Redwing House is set within the popular Westvale Park development, a modern residential area offering convenient access to local amenities, green spaces and transport links. Horley town centre, Horley railway station and Gatwick Airport are also accessible, making the location well suited to commuters and professionals.

This is an excellent opportunity for buyers looking for a well-presented apartment in a well-connected and popular development.

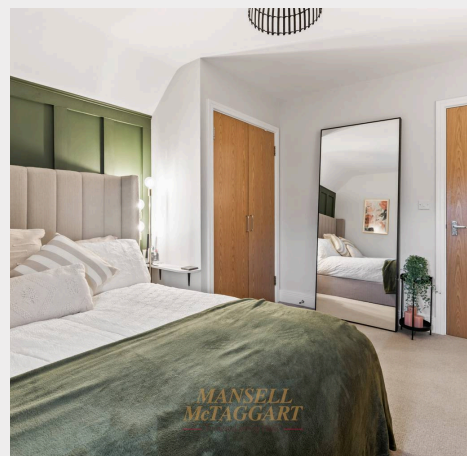
#### Lease Details

Length of Lease: 117 years remaining (2026)

Annual Service Charge – £1,880.52

Service Charge Review Period – April

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



## Top Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



Total area: approx. 50.4 sq. metres (542.5 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

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