



Saxley Court, 121-129 Victoria Road, Horley

Guide Price £240,000 – £250,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Two well proportioned bedrooms first floor apartment
- Horley town centre location
- Finished to a very high standard throughout
- Bright open plan living/kitchen/dining room
- Juliet balcony overlooking the town centre
- Modern fitted kitchen
- Contemporary bathroom
- Separate private storage cupboard
- Council Tax Band 'C' and EPC 'D'

A well-presented two bedroom first floor apartment situated within Saxley Court, offering a modern finish to a very high standard throughout and a convenient position in the heart of Horley town centre.

The building is accessed via a secure communal entrance, with both stairs and lift access leading to the first floor. The apartment itself opens into a welcoming entrance hall, which provides access to the main accommodation and creates a practical separation between the living space, bedrooms and bathroom.

The open plan living/kitchen/dining room is a bright and versatile space, providing room for both seating and dining furniture. French doors open to a Juliet balcony overlooking the town centre, allowing natural light into the room and giving the apartment a pleasant outlook.

The kitchen is modern and fitted with a range of wall and base units, complemented by worktop space and integrated appliances. The open plan arrangement makes the room well suited to everyday living and entertaining, while still offering a practical kitchen layout.



Both bedrooms are well proportioned, easily accommodating king sized beds with additional freestanding furniture.

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

A notable benefit of the property is the separate private storage cupboard, positioned outside of the apartment and providing useful additional storage space.

Saxley Court is positioned in Horley town centre, offering excellent access to a range of local amenities, including shops, restaurants, cafés, supermarkets and transport links. Horley railway station provides links towards London, Gatwick Airport and the South Coast, while Gatwick Airport and the M23/M25 are also accessible.

This is an excellent opportunity for buyers looking for a modern, well-presented apartment in a highly convenient town centre location.

Lease Details

Length of Lease: 120 years remaining (2026)

Annual Service Charge – £2,400

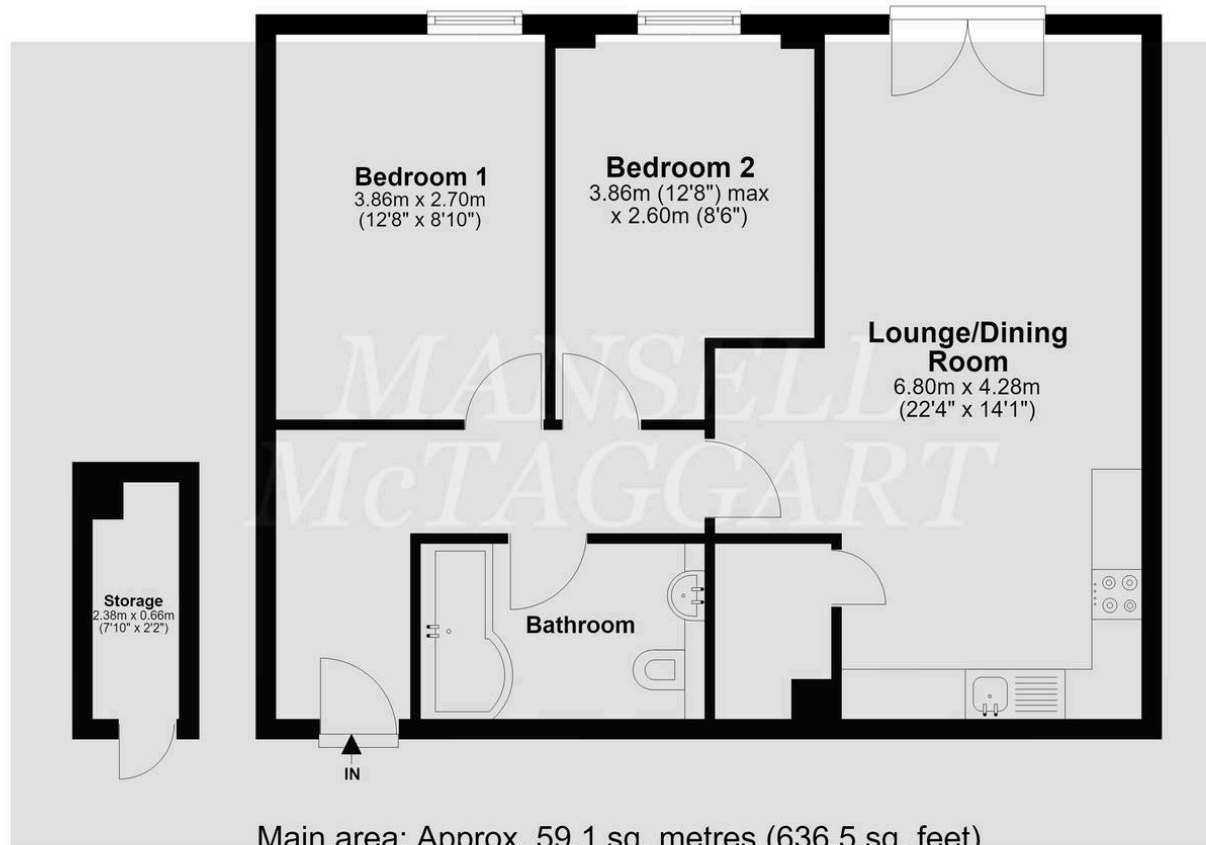
Service Charge Review Period – January

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



First Floor

Main area: approx. 59.1 sq. metres (636.5 sq. feet)
Plus outbuildings, approx. 1.6 sq. metres (16.9 sq. feet)



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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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