



Lumley Road, Horley

£600,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 8 Bedroom HMO
- Potential to be converted back to a 5 bedroom detached home
- Spanning Almost 2000sqft
- NO CHAIN
- Driveway & Garage
- Private Garden
- Close proximity to Horley town centre, transport links, amenities and Gatwick Airport
- Sold as seen
- Council Tax Band 'E' and EPC 'tbc'

A substantial detached home occupying a sought-after central Horley location, currently arranged as an 8 bedroom HMO and offered to the market with **no onward chain**. Extending to almost 2000 sqft, the property represents an excellent investment opportunity while also offering significant potential to be restored to an impressive 5 bedroom family residence. Ideally situated within a short walk of Horley town centre, the property enjoys convenient access to a wide range of shops, cafés and everyday amenities, as well as Horley mainline railway station with direct services to London and Gatwick Airport.



To the front, a generous driveway provides ample off-road parking, complemented by an attached garage.

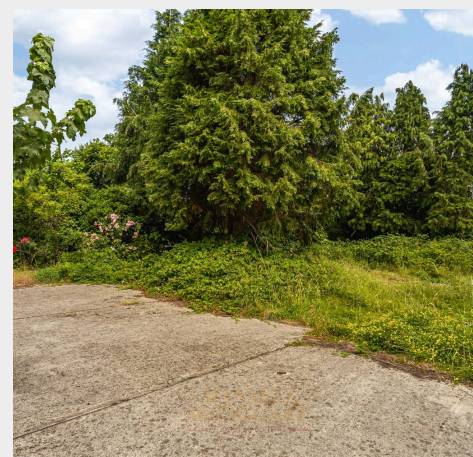
The current ground floor accommodation comprises 3 spacious double bedrooms, a communal lounge, kitchen/breakfast room, utility room and cloakroom. However, the layout offers excellent flexibility and could readily be reconfigured to provide a traditional family arrangement with a spacious living room, dining room, study or playroom, while retaining generous kitchen space.

The first floor offers 5 well-proportioned double bedrooms, a family bathroom, separate WC and useful storage. This level already reflects the layout of a conventional family home, making conversion back to residential use a straightforward prospect.

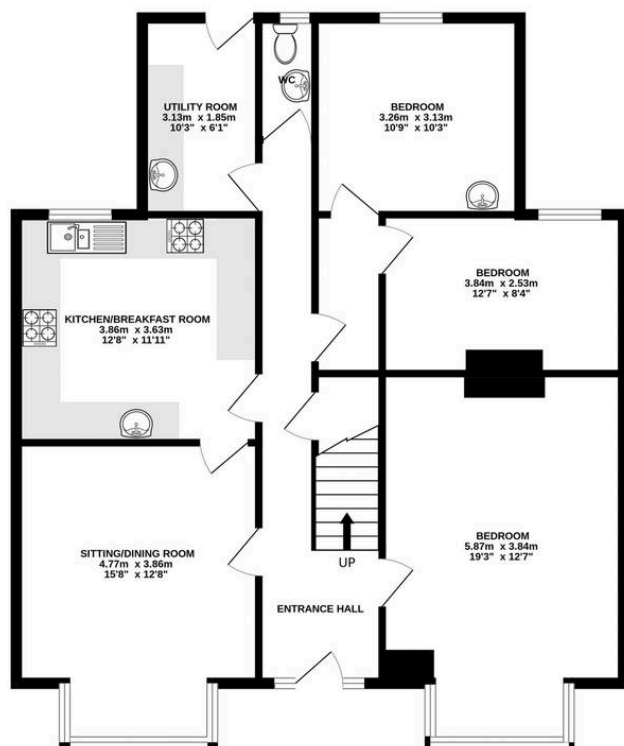
Outside, the property benefits from a generous rear garden, predominantly laid to lawn, providing excellent space for families, entertaining or further landscaping.

Location

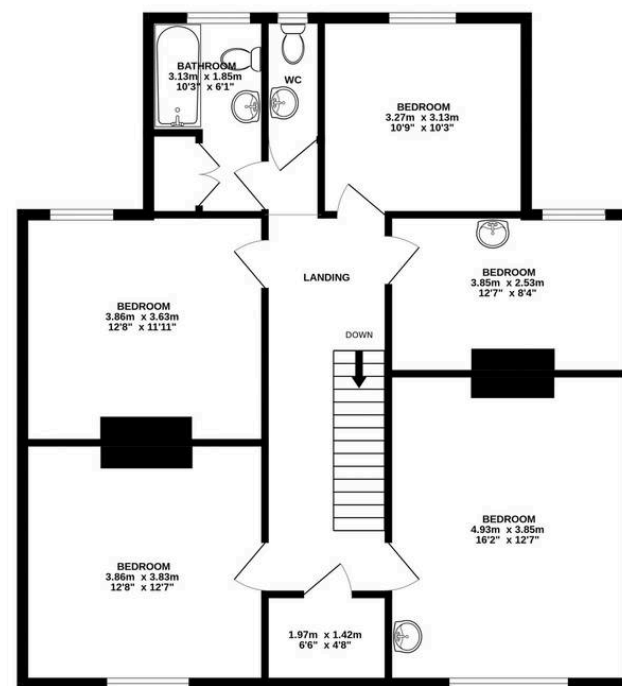
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.



GROUND FLOOR
94.2 sq.m. (1014 sq.ft.) approx.



1ST FLOOR
89.1 sq.m. (959 sq.ft.) approx.



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TOTAL FLOOR AREA: 183.3 sq.m. (1973 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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