



Meadowcroft Close, Horley

£260,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Two double bedrooms
- NO CHAIN
- Remodelled open plan layout
- Private gardens
- Modern decor
- Close to local amenities, transport links & amenities
- Located off the popular Balcombe Road
- Council Tax Band 'C' and EPC 'tbc'

A light and airy two double bedroom first floor maisonette, with its own private gardens and NO CHAIN, conveniently located just a few minutes drive from Horley town centre, transport links and amenities.

Inside the property, you are greeted with the large remodelled open plan lounge/diner, which benefits from plenty of natural light, as well as built in storage either side of the fireplace. There is ample accommodation for freestanding furniture. There are two large double bedrooms, as well as a modern kitchen and good sized bathroom with a stylish white suite.

This property also benefits from its own private gardens to front and rear.



Lease Details

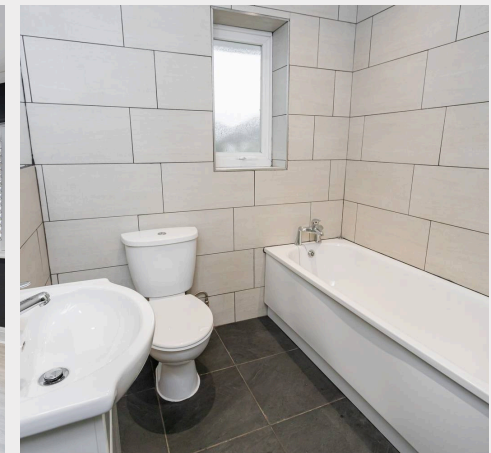
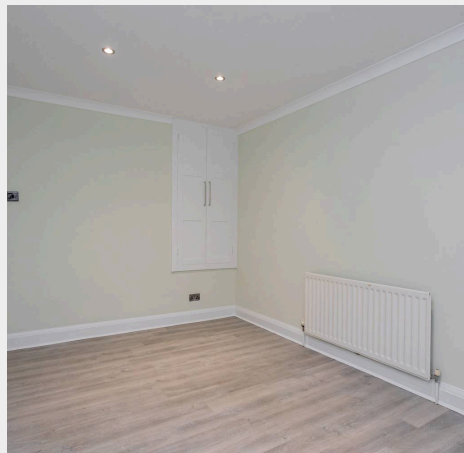
Length of Lease: 123 years remaining (2026)

Annual Ground Rent - £200

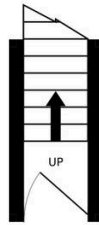
Lease details have been provided by the Vendor.
This information should be confirmed by your solicitor.

Location

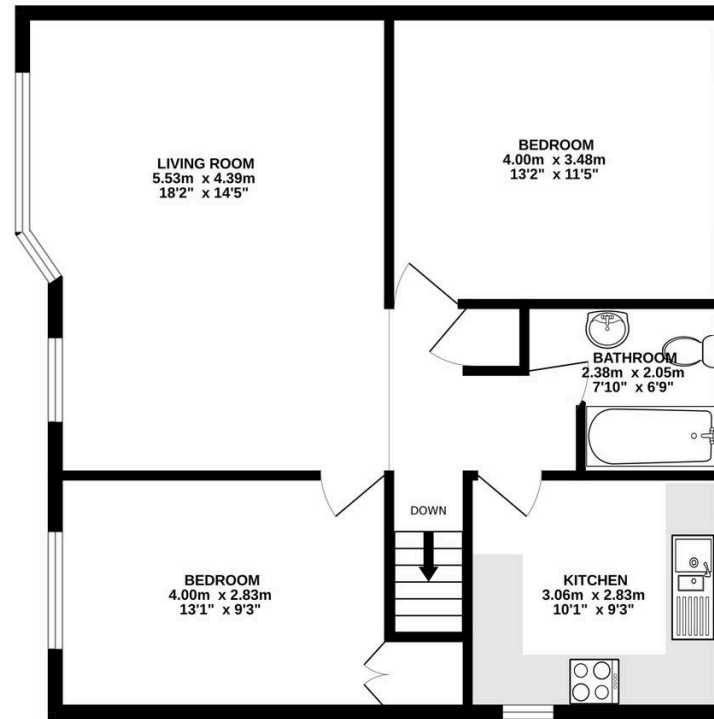
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also 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
1.9 sq.m. (20 sq.ft.) approx.



FIRST FLOOR
68.0 sq.m. (732 sq.ft.) approx.



TOTAL FLOOR AREA : 69.9 sq.m. (752 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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