



**Connells**

Carlton Tye  
Horley



### Property Description

Well-presented one-bedroom end-terraced house, quietly positioned on the sought-after Langshott development in Horley.

The property is in good condition throughout and offers a comfortable and versatile living space, perfect for first-time buyers, downsizers, or those looking to add to their investment portfolio.

To the front, the property benefits from a dedicated parking space, while to the rear you'll find a private garden - ideal for relaxing or outdoor entertaining.

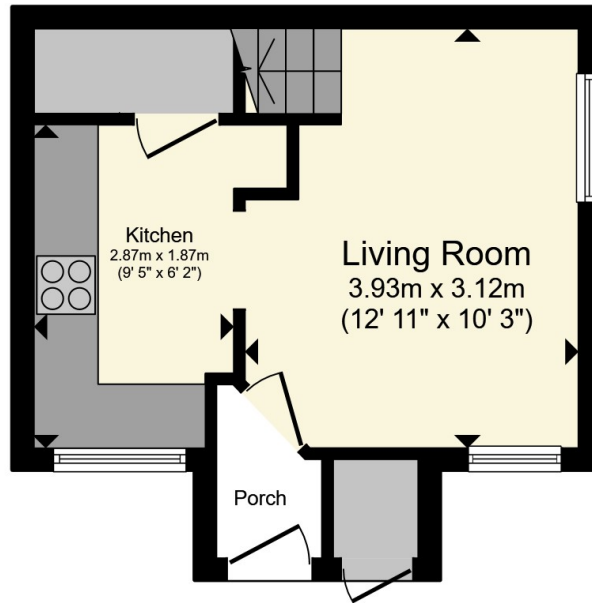
Langshott is a well-regarded residential area conveniently located close to a range of local amenities, shops, and restaurants. Horley town centre and train station are just a short distance away, offering excellent commuter links into London, Gatwick Airport, Redhill, and Crawley.



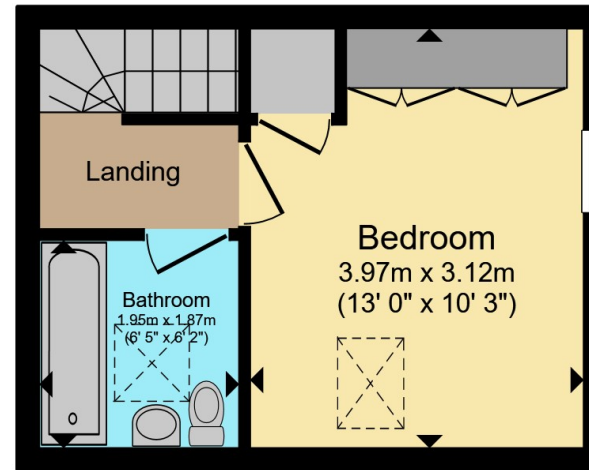








**Ground Floor**



**First Floor**

Total floor area 40.4 m<sup>2</sup> (435 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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30 High Street  
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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/HLY405153](http://connells.co.uk/Property/HLY405153)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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