



Elbourne House Lumley Road Horley RH6 7LB

for sale
£220,000



Property Description

Situated in the centre of Horley, this spacious two double bedroom apartment offers excellent access to local amenities, Horley mainline train station, bus routes and Gatwick Airport, making it an ideal purchase for commuters, first-time buyers and investors.

Accessed via a secure entry phone system, the property is located within a well-maintained block with stairs leading to the apartment. Upon entering, a generous entrance hall provides access to all rooms and benefits from useful built-in storage cupboards.

The bright and spacious living/dining room is a standout feature of the home, offering ample space for multiple sofas, a dining table and additional furniture, creating an ideal area for both relaxing and entertaining.

The fitted kitchen comprises a range of wall and base units, generous worktop space and room for both integrated and freestanding appliances.

Both bedrooms are excellent-sized doubles, comfortably accommodating king-size beds and additional bedroom furniture. The bathroom is well presented and features a modern suite with part-tiled walls and all essential sanitaryware.

Offering spacious accommodation throughout and an unbeatable central location, this apartment presents a fantastic opportunity for

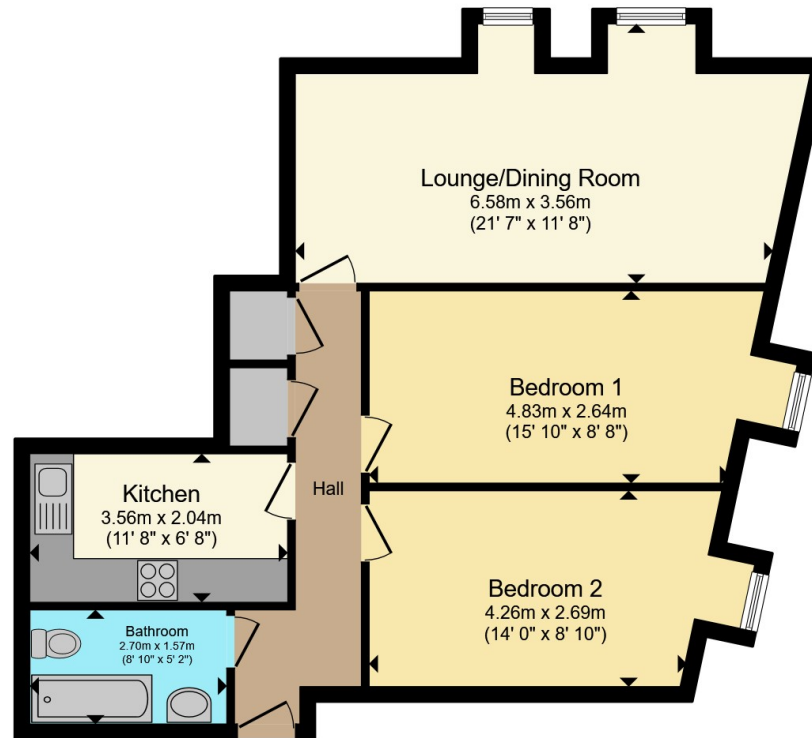
those seeking convenience, connectivity and comfortable living.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







Total floor area 69.9 m² (752 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

Connells

To view this property please contact Connells on

T 01293 785 346
E horley@connells.co.uk

30 High Street
 HORLEY RH6 7BB

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2700.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY405202

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HLY405202 - 0004