

Connells

Southlands Vicarage Lane
Horley

Southlands Vicarage Lane
Horley RH6 8AP

for sale
£150,000







Property Description

Offered to the market with no onward chain, this well-presented and spacious first-floor studio apartment is an excellent opportunity for first-time buyers and investors alike.

The property benefits from a practical layout, comprising an entrance hallway, a bright and versatile living/sleeping area, a separate modern fitted kitchen, and a generous bathroom. The accommodation is well-maintained throughout and provides comfortable living with ample storage and natural light.

Externally, residents enjoy access to attractive communal gardens and an allocated parking space, adding further convenience for everyday living.

Ideally situated within walking distance of Horley town centre, the property is perfectly placed for local shops, cafes, restaurants, Horley Recreation Ground and excellent transport links including Horley train station and Gatwick Airport.

For investors.

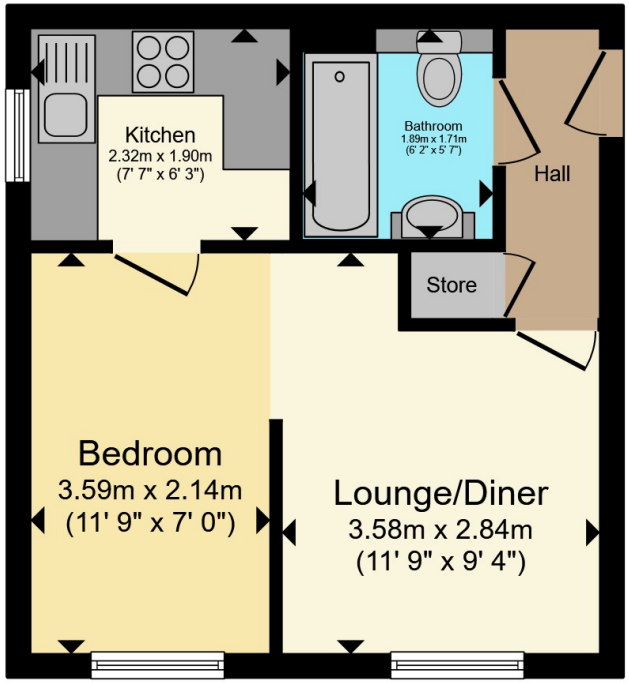
Agent Note

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.









First Floor

Total floor area 28.4 m² (306 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

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E horley@connells.co.uk

30 High Street
HORLEY RH6 7BB

EPC Rating: Awaited

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY405133

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.