



Flat 22, Lumley Court Brighton Road, Horley, RH6 7JE

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEANE**  
ESTATE AGENTS

This well presented purpose built apartment is located in a popular residential road within walking distance of the town centre. It is offered to the market with NO FORWARD CHAIN and ideally suited for first time buyers, but also attractive to potential investors and commuters due to its close proximity to the local mainline train stations and airport.

Maintained to a good standard by the current owners, this dual aspect first floor apartment is the perfect choice for buyers looking for their next home without wishing to do much work. There is a good sized entrance hall with an airing cupboard and storage. The dual aspect lounge is bright and airy and has a feature wall and wood effect flooring.



The kitchen has matching wall and base units, space for a number of white goods, tiled flooring, downlighting and a window to the front.

A well proportioned double bedroom has the bonus of a built in storage cupboards and wood effect flooring while the upgraded bathroom has a white suite, part tiled walls, vanity unit and extractor fan.

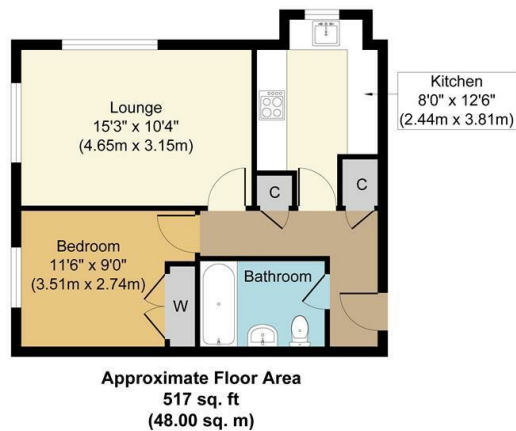
Outside there are communal grounds as well as communal parking for one vehicle.

It is close to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway is within walking distance.

**Offers In Excess Of £190,000**



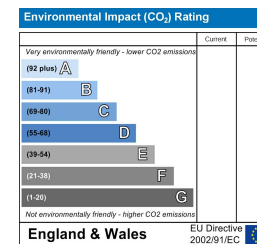
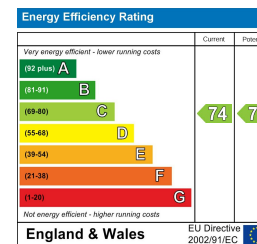
# Floor plan



Brighton Road, RH6  
Approx. Gross Internal Floor Area 517 sq. ft / 48.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk



TENURE: Leasehold  
Council Tax Band: B

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.