

Kennedys'

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Littleton Grange,
Flanchford Road
Reigate
RH28QZ

A beautifully maintained 2-bedroom penthouse apartment, set within one of Reigate Heath's most sought after, gated developments, overlooking the exceptional views over Reigate Heath and beyond. Offering a vast open plan living/dining area, in an enviable top-floor position, this apartment offers not only privacy, but also security, and in close proximity to Reigate town centre.

£675,000



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- 2 Bed Penthouse Apartment
- Garage, parking & visitors available
- Lift access
- High ceilings

- Exceptional Views
- Underfloor heating
- Balconies on either sides
- Light and bright rooms





PROPERTY DESCRIPTION

Set within one of Reigate Heath's most sought-after, gated private developments, this exceptional two-bedroom penthouse apartment offers spacious, stylish living with stunning views across the surrounding greenery.

Occupying prime position on the top floor, the apartment boasts its own natural light due to skylights within the main reception room and throughout and offers a wonderful feeling of privacy. The impressive open-plan living and dining space opens onto a private balcony/terrace, perfectly positioned to enjoy the outlook across Reigate Heath and beyond. You also have a separate snug, again complete with its own balcony.

The contemporary kitchen has all the integrated appliances and sleek cabinetry, while both bedrooms are generous doubles. The primary suite benefits from fitted storage and an ensuite bathroom. A further separate modern bathroom completes the apartment.

Residents enjoy beautifully maintained communal grounds, garage, allocated parking and lift access, all within a peaceful setting just moments from Reigate Heath, offering miles of open countryside walks, golf course views and easy access to Reigate town centre, excellent schools and transport links.









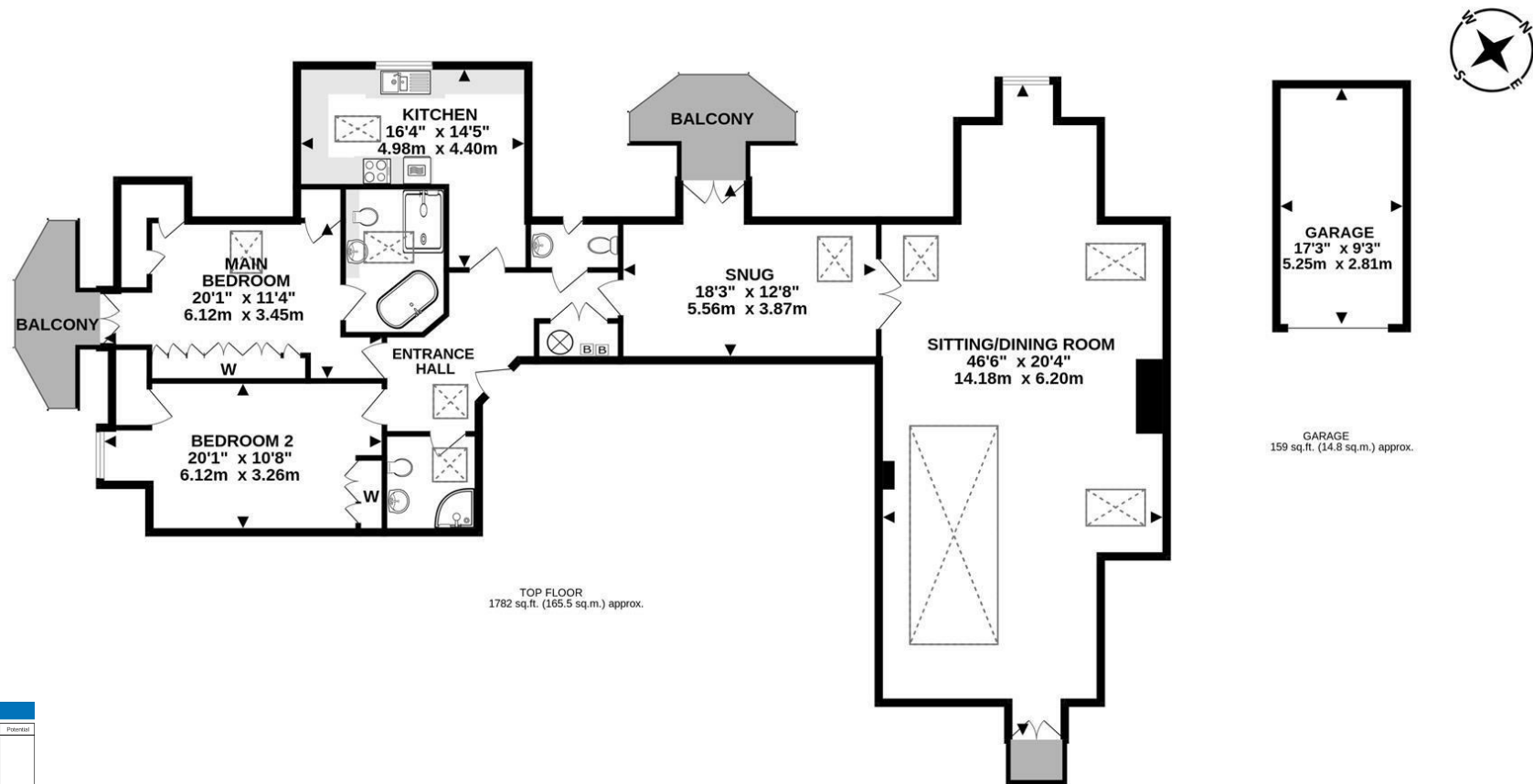
LOCAL AREA INFORMATION

The Reigate area offers a wide range of sporting facilities including rugby, cricket and tennis clubs. For golfers, local courses include Reigate Heath, Reigate Hill, Betchworth Park, Walton Heath and the RAC at Epsom. Commuting to London from Reigate station takes around 45 minutes into London Bridge or Victoria.

The larger mainline station at Redhill, is a couple of miles away, which offers direct routes into London Bridge and Victoria in under 40 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed at the top of Reigate Hill with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is around 8 miles away whilst Heathrow Airport is within 30 miles.

A rare opportunity to acquire a luxury penthouse apartment in an exclusive location, ideal for downsizers, professionals or those seeking a lock-up-and-leave home with lift access and exceptional views.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1941 sq.ft. (180.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Littleton Grange, Flanchford Road

TENURE: Freehold
EPC RATING: C
COUNCIL: REIGATE & BANSTEAD
TAX BAND: F

If you would like to arrange a viewing, please call Helen Miles on 07985 296256.

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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