



Hillside Close, Banstead

The **PERSONAL** Agent

Guide Price £300,000

Leasehold - Share of Freehold

- 559 sq ft Property
- 1st Floor Flat
- Two Double Bedrooms
- 15' x 10'1 Reception Room
- 10'1 x 6'3 Separate Kitchen
- Gas Central Heating & Double Glazing
- Cul-de-sac Location
- Wonderful Communal Gardens
- Communal Parking
- No Onward Chain

Set in the tranquil setting of Hillside Close, Banstead, this delightful flat offers a perfect blend of comfort and convenience. The property was built around 1980 and has been well-maintained and is presented in good decorative condition, making it an inviting space for potential buyers or renters.

The flat features a spacious reception room, ideal for relaxation or entertaining guests. With two well sized bedrooms, there is ample room for both rest and personal space. The bathroom is functional and well appointed, catering to the needs of modern living, and useful boarded loft providing extra storage plus additional storage space accessed via the internal hallway.

Situated at the end of the block, this property benefits from a peaceful atmosphere, complemented by a pleasant communal entrance that enhances the overall appeal. The location is perfect for those seeking a quiet retreat while still being within easy reach of local shops and amenities including Waitrose, and transport links, further benefits are St Annes School & Warren Mead for families, it is also walking distance to



the station providing direct services to Sutton & London Victoria.

This charming flat is an excellent opportunity for anyone looking to settle in a desirable area of Banstead. Whether you are a first time buyer, a small family, or someone looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.

The flat features two spacious double bedrooms, providing ample room for relaxation and rest. The reception room, measuring an impressive 15 feet by 10 feet 1 inch, serves as a welcoming area for entertaining guests or enjoying quiet evenings at home. There's also a separate Kitchen and main bathroom. The layout is both practical and inviting, ensuring that every corner of the flat is utilised effectively.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Banstead is situated in between Epsom

Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super store as well as a useful local parade of shops. There are a variety of excellent schools nearby.

Tenure - Leasehold
Length of lease (years remaining) - 78 years remaining
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - £2029.73 (For 2025)
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

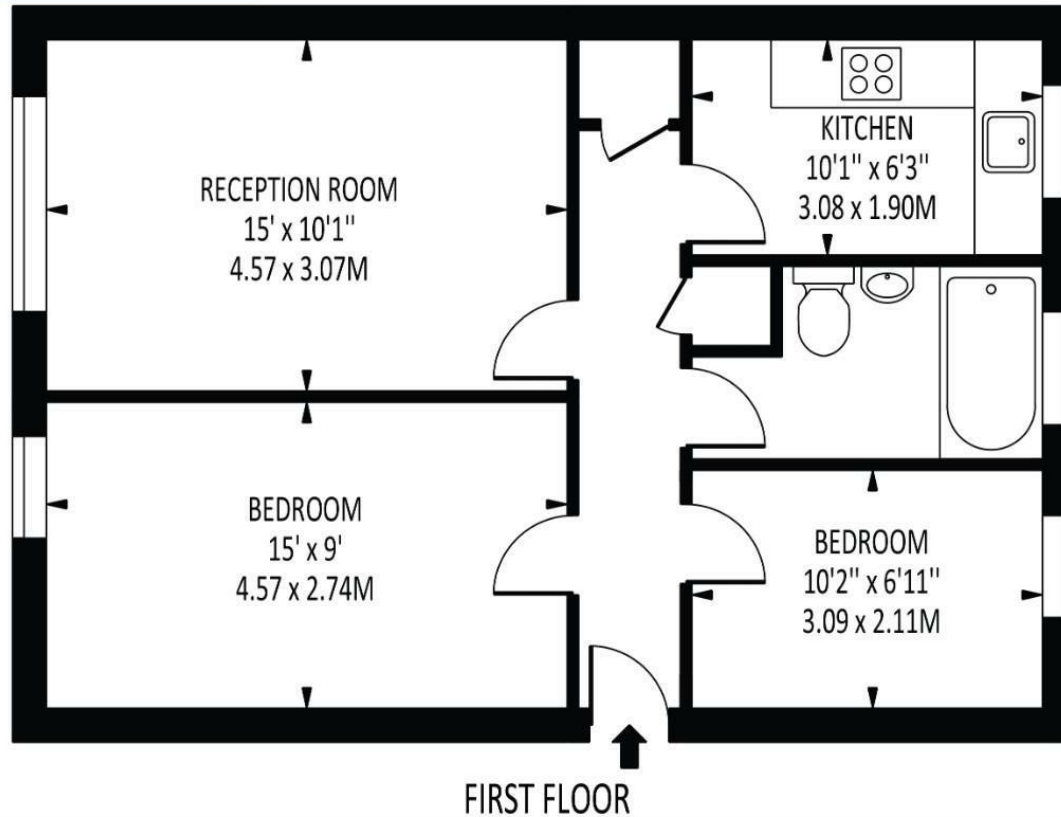




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Hillside Close
Total Area: 559 SQ FT • 51.92 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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

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Epsom, Surrey, KT18 7RG
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STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

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TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
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LETTINGS & MANAGEMENT

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

