



Lyme Regis Road, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £250,000 Leasehold

- Spacious First Floor Maisonette
- 569 sq ft of Accommodation
- Generous Size Lounge
- Fitted Kitchen / Breakfast room
- Double Bedroom With Built In Wardrobe
- Gas Central Heating
- Double Glazing
- Utility Room
- Shower Room
- Private Rear Garden

Situated close to the village of Banstead, this delightful one bedroom first floor maisonette presents an excellent opportunity for those seeking a comfortable and well appointed living space. Boasting one spacious bedroom, this property is ideal for individuals or couples looking for a cosy yet stylish home.

The maisonette is well presented, offering generous accommodation that is both functional and inviting. One of its standout features is the private rear garden, providing a perfect outdoor retreat for relaxation or entertaining guests.

In summary, this well presented maisonette offers a wonderful blend of comfort, convenience, and charm. As you enter the communal hallway, it has its own



front door which leads to the first floor landing area. To the front there is a good size lounge, and a double bedroom with built in wardrobe that overlooks gardens to the rear. There is also a fitted kitchen which leads to a utility room and separate shower room. The private rear garden is accessible from the ground floor. In addition the property benefits from double glazing and gas fired central heating.

Banstead village is a short walk away and offers an array of shops and restaurants. For golfers, 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. With many well regarded schools close by and easy access to the M25, Banstead is growing more popular by the day.

Tenure - Leasehold  
Length of lease (years remaining) - 124  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £200 - £400  
Council tax band -B

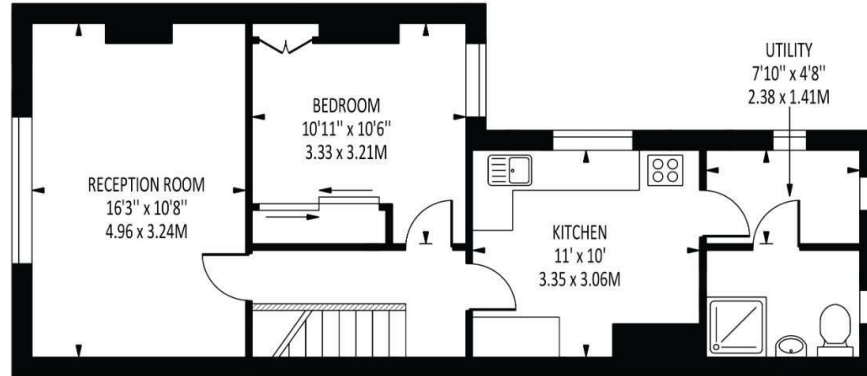
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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



The PERSONAL Agent



Lyme Regis Road  
Total Area: 569 SQ FT • 52.85 SQ M

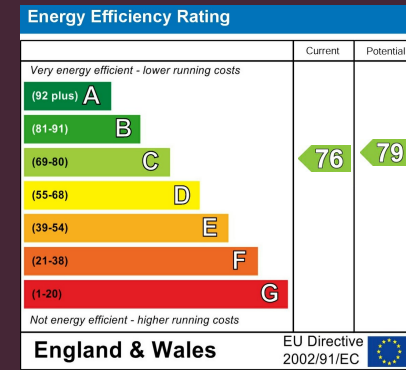


FIRST FLOOR



GROUND FLOOR  
ENTRANCE

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.



**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH & KINGSWOOD OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.