



Westgate House, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £450,000 Leasehold - Share of Freehold

- Gated development in sought after location
- Stunning split level maisonette
- Over 1000 Sq. Ft of flexible space
- Own private entrance & front door
- Two double bedrooms
- Ensuite bathroom & further shower room
- 16ft x 15ft living room
- 18ft dining room that links to kitchen
- Allocated parking spaces x 2 plus visitors bays
- Short walk to Town & Station



Offered to the market in beautiful condition, this stunning two double bedroom property is situated in a desirable, gated development close to Epsom centre and on the periphery of the much sought after Woodcote Estate.

The split level nature of the accommodation ensures that the property feels much more like a mews house than a duplex maisonette and the property does also benefit from a back door with steps up to an area that is perfect for the occasional barbeque.

Arriving through the main gates you are immediately impressed by the beautiful character of the original Grade 2 listed building of Westgate House. On entering the property you get the feeling of a light and airy mews house that provides over 1000 Sq. Ft of well proportioned accommodation and large sash windows that flood the property with light throughout.

Properties like this are rarely available in Epsom and we would advise early viewing to avoid disappointment.

Upon entering through the private double doors, you make your way to the impressive 16ft lounge which is light and airy with double aspect sash windows. The second bedroom and shower room can be accessed from this floor.

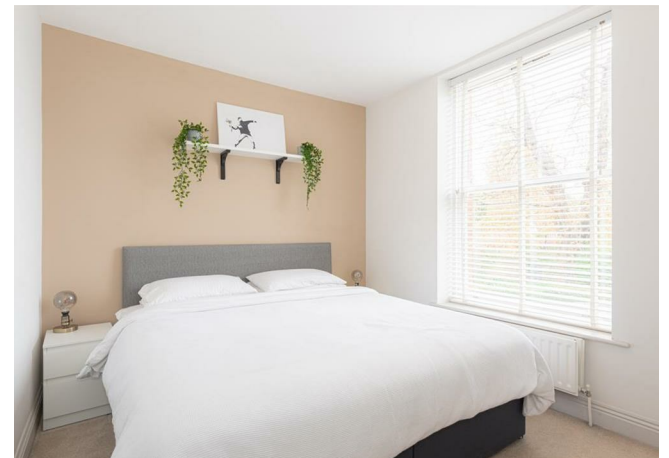
The feature spiral staircase leads you down to the 18ft dining area which opens to the modern kitchen. The generous master bedroom is also on this floor and it benefits from a full ensuite bathroom.

Outside there is a driveway with allocated parking with space for up to two cars directly to the front of the property and further visitors parking set in the communal grounds.

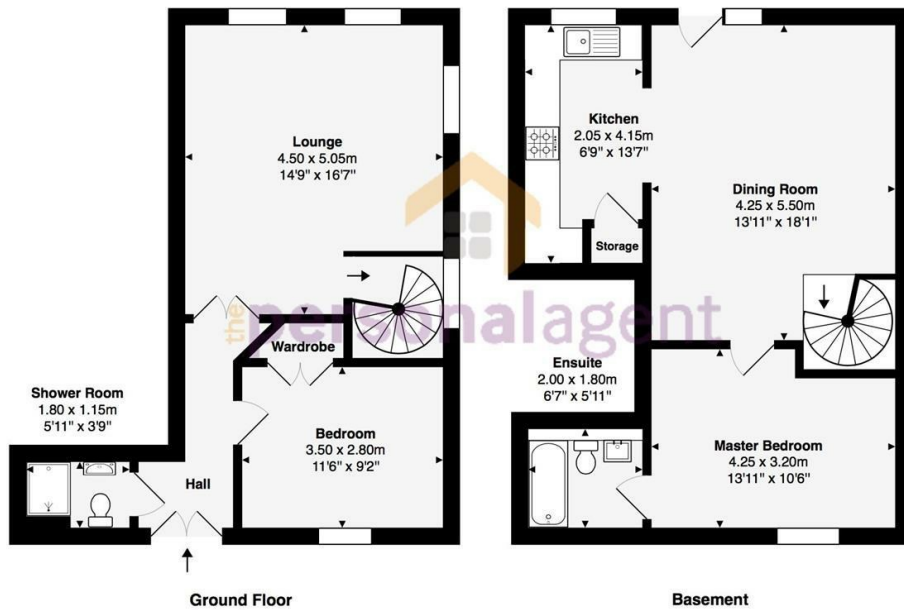
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

This really is a stunning property which warrants internal viewing. Vendor potentially suited. Share Of Freehold.







Chalk lane, Epsom  
 Total Area: 93.2 m<sup>2</sup> ... 1003 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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

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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.

