

## Lyme Regis Road Banstead, Surrey SM7 2EY

An opportunity to acquire a TWO bedroom GROUND FLOOR MAISONETTE with its own PRIVATE REAR GARDEN and SHARE OF FREEHOLD. The property is well decorated and has a modern bathroom and kitchen, lounge/diner and OFF STREET PARKING FOR 2-3 VEHICLES. The property has current planning permission approved for a single story rear extension, plans can viewed on the Reigate and Banstead council website under Ref. No: 21/02542/F. All is located within walking distance of BANSTEAD VILLAGE and transport links. A VIEWING IS HIGHLY RECOMMENDED. SOLE AGENTS

Asking Price £375,000 - Share of Freehold



## FRONT DOOR

Composite front door under a canopy porch with tiled floor, giving access through to the:

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## ENTRANCE HALL

Coving. Dado rail. Radiator. Herringbone style laminate flooring. Thermostatic for the Hive heating system. Storage cupboard housing the meters and consumer unit for the electrics.

## LOUNGE

Downlighters. Coving. Radiator. Double glazed window to the rear enjoying a pleasant outlook over the rear garden. Continuation of the herringbone style laminate flooring.

## KITCHEN

Wooden surface incorporating a Butler porcelain sink. A comprehensive range of cupboards and drawers below the work surface. Integrated dishwasher. Space for a free standing oven with extractor above. Integrated fridge freezer. Space for washing machine. Tiled splashback. A comprehensive range of eye level cupboards. Continuation of the herringbone style laminate flooring. Double glazed door leading to the rear garden and an obscured double glazed window to the side.

## BEDROOM ONE

Downlighters. Coving. Double glazed window to the front. Radiator.

## BEDROOM TWO

Downlighters. Coving. Double glazed window to the front. Radiator.

## BATHROOM

Downlighters. Bath with overhead rain shower with an additional hand held attachment. Wash hand basin with storage below. Heated towel rail. Low level WC with concealed cistern. Obscured glazed window to the rear. Fully tiled walls and floor.

## OUTSIDE

### FRONT

There is off street parking for 2-3 vehicles.

### PRIVATE REAR GARDEN

Immediately to the rear of the property there is a private garden which is a large of patio, great for entertaining and an area laid to lawn. Some decorative borders and some mature plants/bushes. Outside tap. Wooden shed which has power and lighting providing a good amount of storage. Side gate leading to the front with an outside storage cupboard located in the side passage way.

## LEASE

999 years from 2016.

## SERVICE CHARGES

£75.00 per month including Buildings Insurance.

## COUNCIL TAX

Reigate & Banstead BAND C £2,079.42 2024/25

## AGENTS NOTE



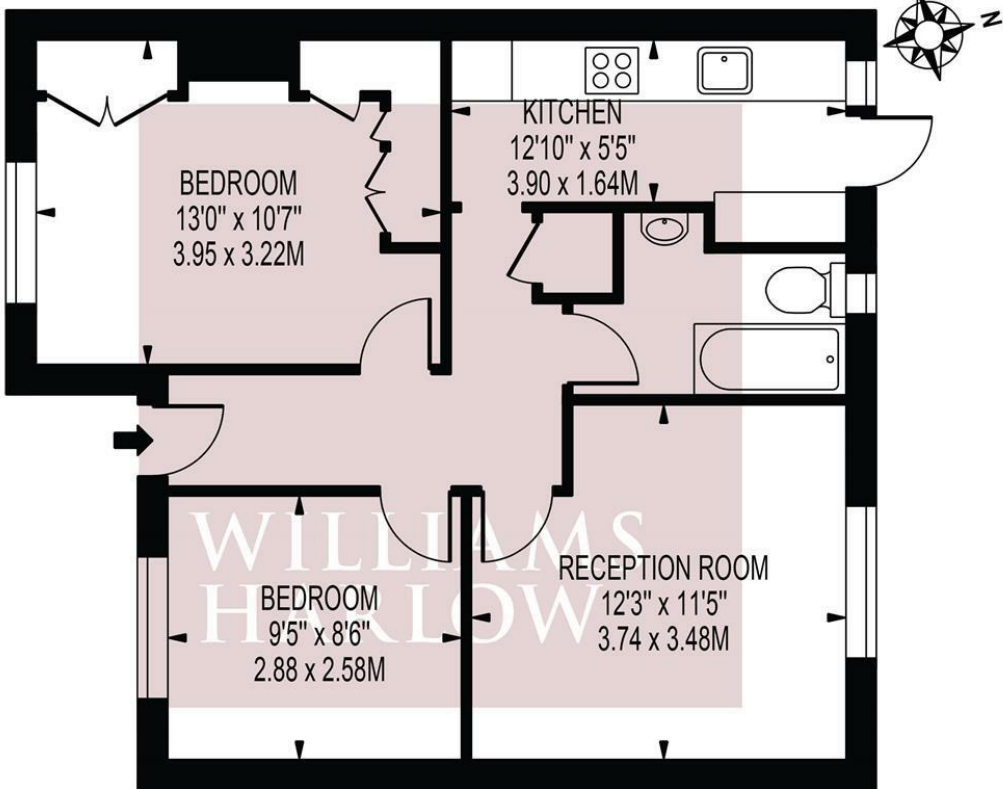


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WILLIAMS  
HARLOW

LYME REGIS ROAD

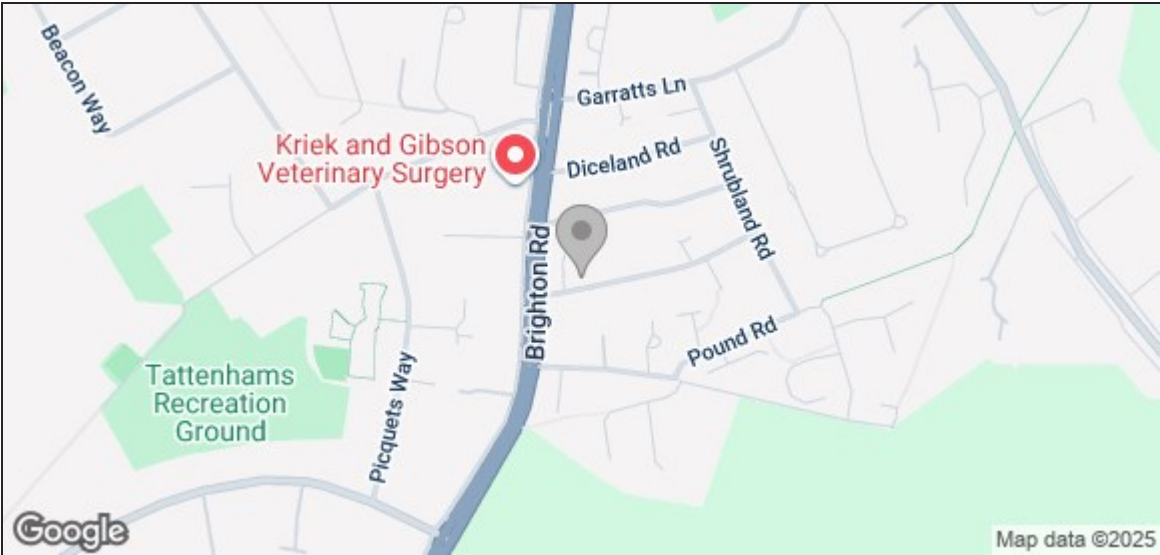
APPROXIMATE GROSS INTERNAL FLOOR AREA: 557 SQ FT - 51.73 SQ M



GROUND FLOOR

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 OR 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		
(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		