



LYME REGIS ROAD, BANSTEAD, SURREY, SM7

£285,000

LEASEHOLD

Winkworth





LYME REGIS ROAD

BANSTEAD, SURREY, SM7

**A LARGER THAN AVERAGE ONE BEDROOM
FIRST FLOOR MAISONETTE, WELL-PRESENTED
THROUGHOUT, WITH ITS OWN GARDEN.**

Situated in a quiet road within walking distance of the High Street with its restaurants and shops including Marks and Spencer Simply Food and Waitrose Supermarket. The open spaces of Nork Park and the Lady Neville Recreation Ground with Park Café are both nearby. There are bus services from the village to neighbouring towns including Epsom and Sutton. The A217 is easily accessed and provides an arterial route to the M25 at Junction 8 (Reigate).



LYME REGIS ROAD
BANSTEAD, SURREY, SM7

This first floor maisonette is larger than a normal one bedroom flat, and offers spacious and well-presented accommodation throughout.

The property is accessed via its own front door, and has a light and bright front living room with a feature fireplace, a double bedroom with fitted wardrobes, a recently updated contemporary bathroom, and a modern kitchen that has space for a table and chairs, as well as a range of wall and base units with some integrated appliances.

The property also benefits from modern flooring throughout, UPVC double glazing and new carpets. In addition it also has electric heating and hot water supply.

Outside to the front, there is unrestricted parking in the road, and the attractive rear garden extends to approximately 48ft. The rear gardens have been equally divided between the neighbouring properties, and this one is mainly laid to level lawn with a new boundary fence, and has a second small area with synthetic turf, adjacent to the useful storage shed.

All in all a superb property in a very sought-after convenient location.



BANSTEAD OFFICE

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AT A GLANCE...

- Reception Hall
- Hall/Landing
- Living/Dining Room - 16'2" x 10'7" (4.93m x 3.23m)
- Kitchen - 11'5" x 10'10" (3.48m x 3.05m)
- Bedroom 1 - 11'10" x 10'6" (3.61m x 3.21m)
- Bathroom - 10'2" x 5'0" (3.10m x 1.53m)
- WC
- Rear Garden - 48' (14.63m) approximately





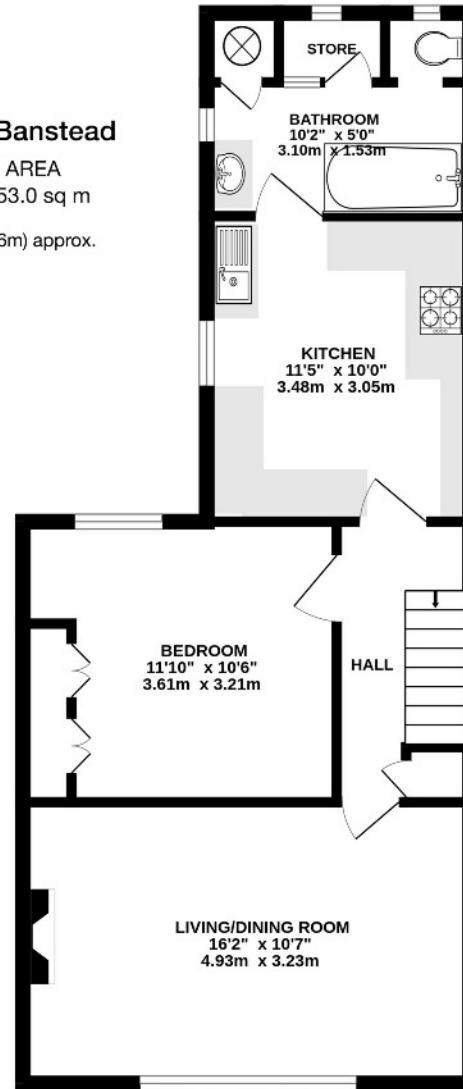
Lyme Regis Road, Banstead

INTERNAL FLOOR AREA
(APPROX.) 570 sq ft/ 53.0 sq m

Garden extends to 48' (14.6m) approx.



GROUND FLOOR
ENTRANCE



FIRST FLOOR MAISONETTE

Winkworth

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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See things differently.