



FLAT , MARLE HOUSE, EASTBOURNE ROAD, SOUTH GODSTONE, GODSTONE

Hallways are pleased to market this beautiful 2-bed period conversion flat in a beautiful, green location with excellent access to M25 and A22. So much character and very spacious.
Private rear garden and two parking spaces.
View early to avoid disappointment.

Leasehold | Stylish and Spacious 2 bed apartment in a beautiful building





If you are looking for something unusual, in a gorgeous location, this could be the property for you.

This 2 bedroom, 2nd-floor period conversion flat has a spacious lounge with beamed ceilings, two large bedrooms and a modern fitted kitchen and bathroom. Lots of storage space and the important extras of a private rear garden with decked area and allocated parking for 2 cars.

In a semi-rural location with great transport links the property is offered with a long lease and just 3 in the block.

- R.T.M Company set up by the leaseholders

What the owners say.....

'From the first moment we walked into the apartment on our first viewing we fell in love immediately and knew this home was for us. It has lots of charm, appeal and feels very homely, with lots of character features. The lounge and bedrooms are very spacious and all have lovely views.

We have loved living here for the past 5 years but the time is now ready for us to move on as the family grows and we will take with us many happy memories. We hope the new owners will love and enjoy this home as much as we have.'

Train Stations: Godstone 1.2 miles, Lingfield 3.5 miles, Hurst Green 4.3 miles, Oxted 4.3 miles

- Gatwick Airport 6 miles

- Nearest Schools

Primary Schools: St Stephen's CofE Primary 1.5 miles, Lingfield Primary 3.1 miles, Godstone Village School 3.8 miles

Secondary Schools: Lingfield Notre Dame 3.9 miles, Moor House School 4.8 miles

Take a tour around the 3D VR and call to book your In-Person Viewing Slot: Hallways 02035363959. We look forward to showing you around.

Tenure: Leasehold (93 years)





SECOND FLOOR

Entrance Hall

Lounge
18'10" x 10'7" (5.74m x 3.23m)

Kitchen
12'6" x 6'5" (3.81m x 1.96m)

Bedroom 1
14'11" x 10'6" (4.55m x 3.20m)

Bedroom 2
15'4" x 10'8" (4.68m x 3.25m)

Bathroom

OUTSIDE

Private Rear Garden

Allocated Parking Space

23/03/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area?
100.00 sq. ft.
100.00 sq. ft.

Bedroom 1
14'11" x 10'6" (4.55m x 3.20m)

Bedroom 2
15'4" x 10'8" (4.68m x 3.25m)

Living Room
18'10" x 10'7" (5.74m x 3.23m)

Kitchen
12'6" x 6'5" (3.81m x 1.96m)

Bathroom
10'6" x 18'7" (3.19m x 5.68m)

Hallway
3'1" x 6'11" (0.94m x 2.13m)

Landing
1'8" x 3'3" (0.52m x 1.01m)

Private Rear Garden

Allocated Parking Space

Room 1

Viewing by appointment only

Hallways Estates Limited

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.