



Guide Price
£450,000

Freehold

2x  2x  2x 

**Lesbourne Road,
Reigate, Surrey, RH2**

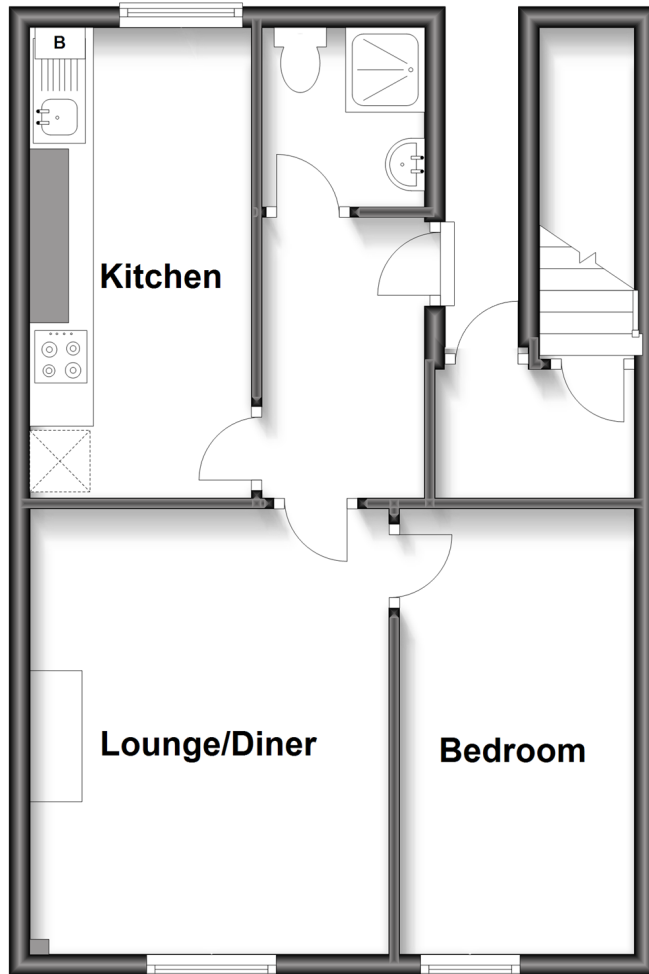


Video Tour available

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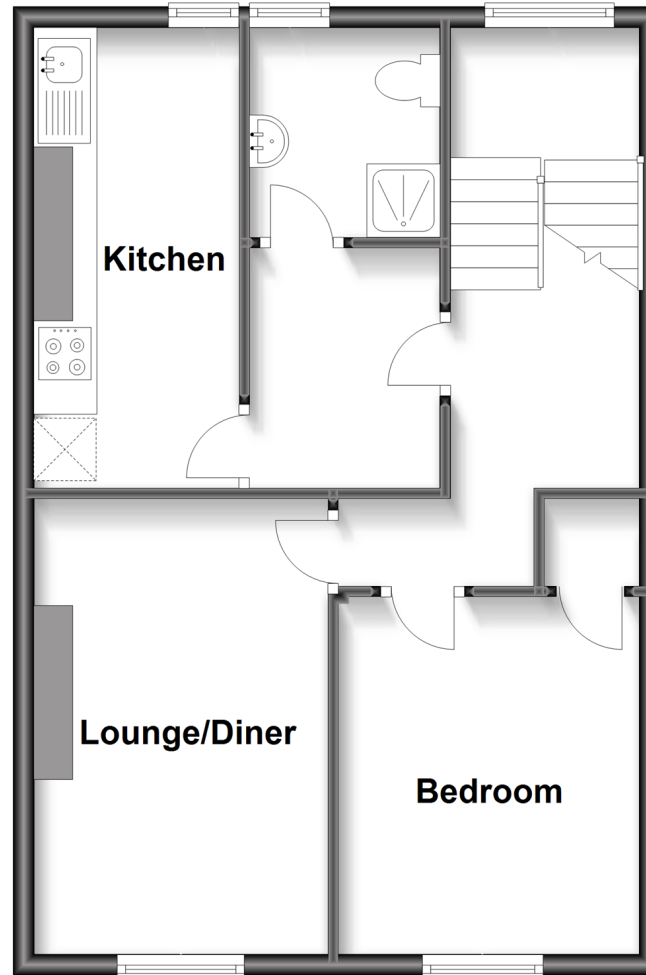
First Floor

Approx. 47.6 sq. metres (512.4 sq. feet)



Second Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



Accommodation

GROUND FLOOR

Communal Hall

FLAT 1 - FIRST FLOOR

Landing

Entrance Hall

Lounge/Diner : 14'0 x 11'3 (4.27m x 3.43m)

Kitchen : 14'8 x 7'0 (4.47m x 2.14m)

Bedroom 1 : 14'0 x 7'6 (4.27m x 2.29m)

Shower Room : 6'0 x 5'0 (1.83m x 1.53m)

ADDITIONAL ROOMS - FIRST FLOOR

Utility Room: 6'4 x 5'9 (1.93m x 1.75m)

Laundry Room: 5'4 x 5'0 (1.63m x 1.53m)

Boiler Room: 5'7 x 5'0 (1.70m x 1.53m)

Rear Lobby (Stairs down): 5'0 x 3'0
(1.53m x 0.92m)

Cloakroom

FLAT 2 - SECOND FLOOR

Entrance Hall: 6'0 x 6'0 (1.83m x 1.83m)

Inner Hall: 7'8 x 6'0 (2.34m x 1.83m)

Lounge/Diner : 14'7 x 9'2 (4.45m x 2.80m)

Kitchen : 14'6 x 6'0 (4.42m x 1.83m)

Bedroom : 11'2 x 9'2 (3.41m x 2.80m)

Shower Room : 6'6 x 6'0 (1.98m x 1.83m)

OUTSIDE - REAR

2 Allocated Parking Spaces

Communal Parking



Main features

- Great investment opportunity
- Two self contained 1 bedroom flats
- £250pa ground rent income from commercial shop lease
- Studio flat development potential 1st floor communal areas, subject to planning permission
- Excellent location short walk to town centre, local shops & train station



Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.3 miles, Sandcross School 1.2 miles, St Joseph's Catholic Primary, Redhill 1.3 miles
Secondary Schools: Reigate Grammar School 1.0 miles, Dunottar School 1.0 miles, Reigate School 1.2 miles



Transport Information

Train Stations: Reigate 1.1 miles, Earlswood 1.9 miles, Redhill 2.0 miles



Address

Lesbourne Road, Reigate, Surrey, RH2



Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ cubittandwest.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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