



**Price**  
**£275,000**

**Leasehold**

1x  1x  1x 

**Howard House,  
Holmesdale Road,  
Reigate, RH2**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious garden apartment with allocated parking & no onward chain
- Scope to make 2 bedroom, subject to planning permission
- Private rear garden
- Currently investment property, let until September 2023
- Short walk to town centre & train station



### Nearest Schools

Primary Schools: Holmesdale Community Infant School 0.7 miles, Reigate Priory Community Junior School 0.9 miles, Wray Common Primary 1.0 miles  
 Secondary Schools: Reigate Grammar School 0.6 miles, St Bede's School 1.3 miles, Dunottar School 1.8 miles



### Transport Information

Train Stations: Reigate 0.2 miles, Redhill 1.8 miles, Earlswood 2.1 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Living/Kitchen/Dining Total: 22'7 x 16'0 (6.89m x 4.88m)

Living Area: 16'0 x 12'0 (4.88m x 3.66m)

Kitchen/Dining Area: 10'0 x 10'0 (3.05m x 3.05m)

Bedroom: 9'8 x 8'5 (2.95m x 2.57m)

Bathroom: 6'0 x 6'0 (1.83m x 1.83m)

### OUTSIDE

Private Rear Garden

Allocated Parking

Call Reigate - 01737 222020 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



21613047/20221128/NF1/JB