



Brighton Road, Banstead

The **PERSONAL** Agent

Guide Price £825,000

Freehold

- Chain Free
- Beautifully Appointed Modern Town House
- Solar Panels & Built In System Air Circulation System Fitted in Every Room
- Four Double Bedrooms With Taylor Made Hammond Fitted Wardrobes
- Excellent Kitchen Breakfast Room
- Master Bedroom With Ensuite
- Private Rear Garden With Generous Sun Terrace & Garden Shed
- Excellent Train Links To London Victoria And Easy Access To M25
- Convenient for Banstead and Nork villages
- Private Off Street Parking

This exquisite 2023 mid-terrace townhouse presents a remarkable opportunity for modern family living. Spanning an impressive 1,658 square feet, the property is thoughtfully designed to offer ample space for relaxation and entertaining.

Located within easy reach of Banstead Village, residents enjoy a delightful array of local shops, vibrant cafés, and essential amenities. The surrounding area is widely renowned for its picturesque parks and excellent local schools, making it an ideal choice for families seeking a connected community lifestyle.

As you step inside, a spacious reception hallway with generous storage leads to the heart of the home: a stunning kitchen/breakfast room complete with built-in appliances and a charming window seat. This opens into a generous family room featuring doors that lead directly onto the sun terrace and rear garden, creating a seamless indoor-outdoor living experience.

Upstairs, the townhouse boasts four well-proportioned bedrooms



and three modern bathrooms, making daily family life effortless. Combining contemporary finishes, comfort, and style, this property offers a strong sense of community. Located within easy reach of Banstead, it is a wonderful place to call home.

This fabulous family home is ideally located within easy reach of both Nork and Banstead village, as well as Banstead railway station, which provides regular services to London Victoria with journey times of approximately 45–55 minutes.

Banstead retains all the charm of a popular Surrey village, whilst benefiting from its convenient position just a short drive from the larger towns of Epsom, Sutton and Reigate, all of which offer comprehensive shopping and leisure facilities.

The M25 is approximately four miles to the south at Junction 8, providing excellent road connections to both Gatwick and Heathrow airports, as well as the wider motorway network.

The area also offers an excellent choice of sporting and leisure

activities. The surrounding countryside provides an extensive network of scenic routes, making it particularly well suited to walking, running and horse riding. Ramblers and nature enthusiasts are especially well catered for, with a wealth of beautiful countryside and walks to explore close by.

Tenure- Freehold
Council Tax Band- E

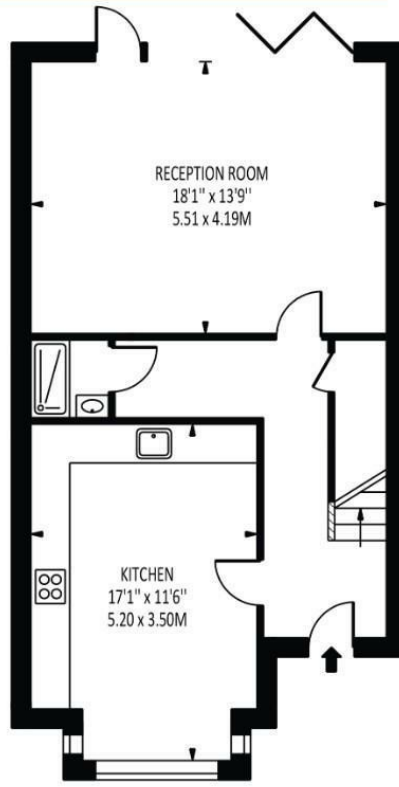




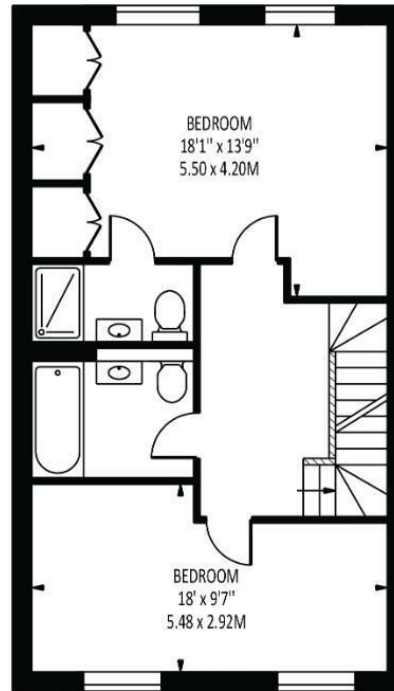


Brighton Road

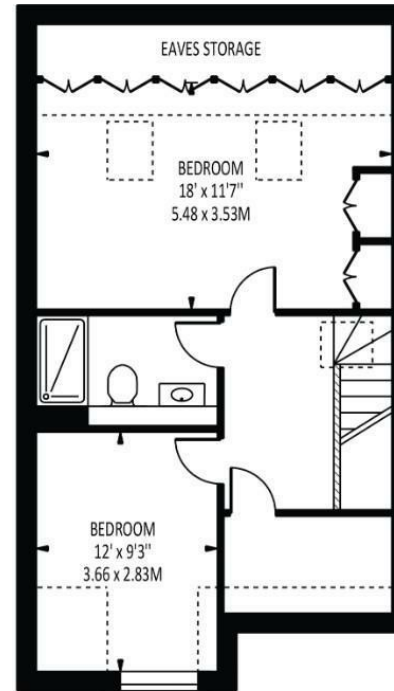
Total Area: 1746 SQ FT • 162.21 SQ M
(Including Restricted Height & Eaves Storage)
Restricted Height & Eaves Storage Area : 114 SQ FT • 10.60 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: 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 of 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	89	89
(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

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

