



Southlands House,
Southlands Lane,
Tandridge, RH8 9PH

Asking price £240,000



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Robert
Leech.
ESTD 1989



Southlands House, Southlands Lane, Tandridge, RH8 9PH

In need of total internal renovation - Share of Freehold - A large one bedroom apartment in the beautiful Grade II listed Southlands House. With approximately 8 acres of communal gardens, and steeped in history, Southlands House is just 2 miles from either Oxted or Hurst green mainline stations.

- Chain free sale - Share of Freehold
- Grade II Listed Victorian conversion
- Superfast fibre broadband to building
- 1 bed, 1 bath, 1 recep
- Approx. 2 miles to either Hurst Green or Oxted mainline stations
- Approx. 8 acres of communal grounds
- 956 Year Lease (approx.)
- Living space 575 sq ft
- Service charge £1920 pa
- Council tax band D (2,105.85pa)



3.5
J6 M25
GODSTONE



2.1
MILES
HURST GREEN



12.5
MILES
GATWICK
AIRPORT

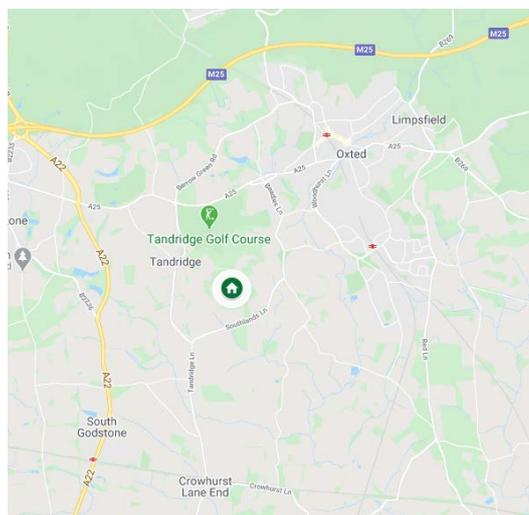
LOCATION

Southlands House is approached by a private driveway of about a third of a mile and occupies a glorious rural position surrounded by farmland. Southlands House enjoys open views across the adjoining countryside towards the Ashdown Forest. Oxted town centre is just over two miles, with excellent shopping facilities, a swimming pool, leisure complex and a cinema. Supermarkets include a Waitrose and a Morrisons.



TRAVEL

Junction 6 is approximately 3.5 miles away providing easy access to the M25 and Gatwick airport. Hurst Green main line railway station provides fast trains to East Croydon (from 20 minutes), London Bridge (from 37 minutes), London Victoria (from 42 minutes) and London St Pancras International (from 1 hr).



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OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

ACCOMMODATION

Large one bedroom apartment in need to total renovation

- Large living room with southerly views
- Fitted kitchen with southerly views
- Large bedroom with southerly views
- Spacious bathroom
- Original wooden sash windows

OUTSIDE

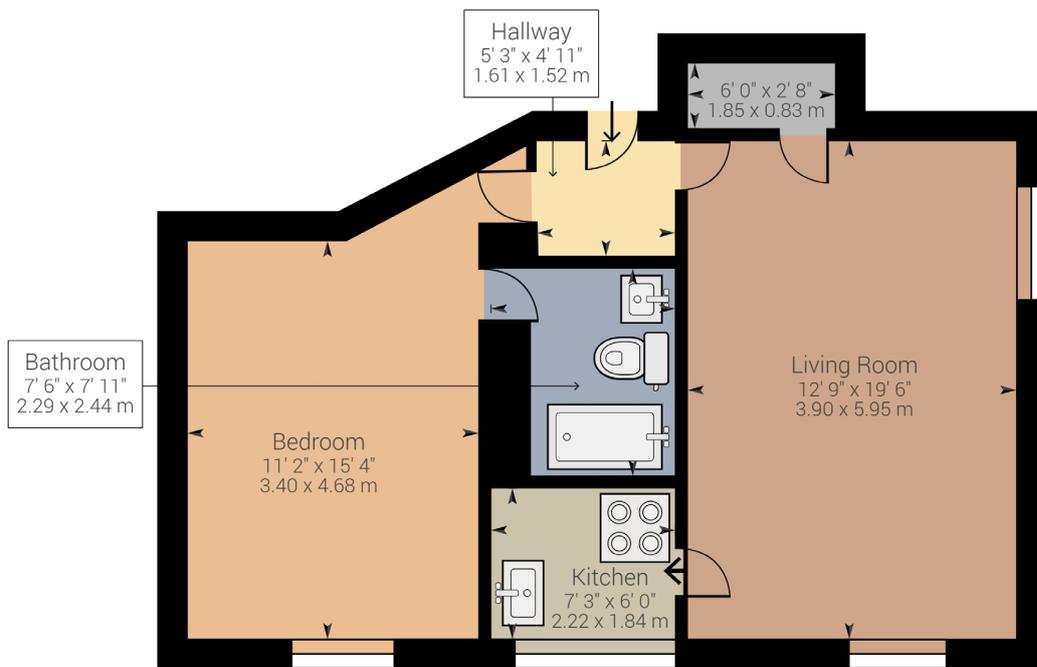
Private road, communal gardens and parking

- Approximately eight beautiful acres of communal, south facing gardens
- Ample unallocated parking
- Far reaching southerly views over open fields and woodland



FAQS

- Purchased 1985
- Main house built in 1808, Flat 9 added mid-late 19th Century
- Leasehold with a Share of the Freehold
- Grade II listed
- Tandridge District Council
- Council tax band D (£2,105.85pa)
- Located in a Private Road
- Combi boiler
- Mains gas
- Traditional radiator central heating
- Mains sewerage
- Freeholder: Southlands Freeholder Residents Association LTD (SFRA)
- Ground rent/Service charge: £1,920pa
- 999 year lease from 24/7/1978
- Communal Garden
- Unallocated parking



Approximate net internal area: 575.68 ft² / 53.48 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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