



**5 Downside Court, Merstham, RH1 3EL**  
**Asking Price £279,000**

A two bedroom first floor property offered to the market with no onward chain, sitting room, balcony, kitchen, family bathroom, own rear garden, garage and parking, being located within walking distance to Merstham Village, amenities, shops and mainline railway station with good links to London, Gatwick and the South coast. Redhill town centre offers more comprehensive facilities including a good choice of shops, pubs and restaurants and the M23/25 can be accessed at the Hooley Interchange Junction 7.

## **COMMUNAL FRONT DOOR**

Leading into:

## **COMMUNAL ENTRANCE HALL**

Stairs leading to first floor landing.

## **OWN FRONT DOOR**

Leading to:

## **ENTRANCE HALL**

Wood flooring, thermostat for central heating, cupboard housing fuse board and meter, power point, telephone point, radiator, door to:

## **KITCHEN 12'7 x 7'2 (3.84m x 2.18m)**

Rear aspect Upvc double glazed window, a range of wall mounted and base level units in shaker style, sink and drainer, integrated electric oven with four ring gas hob and extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, space and plumbing for tumble dryer, stone flooring, tiled walls, radiator, power points, concealed lighting, cupboard housing boiler.

## **SITTING ROOM 16'2 x 11'5 (4.93m x 3.48m)**

Continuation of wood flooring, rear aspect Upvc double glazed window overlooking garden, radiator, power points, dimmer switch.

## **MAIN BEDROOM 13'7 x 10'6 (4.14m x 3.20m)**

Front aspect Upvc double glazed patio door giving access to BALCONY, radiator, power points.

## **BEDROOM 2 13'7 x 7'6 (4.14m x 2.29m)**

Front aspect Upvc double glazed patio door giving access to BALCONY, radiator, power points.

## **FAMILY BATHROOM**

A four piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath, separate shower cubicle, tiled walls, tiled floor, rear aspect obscured Upvc double glazed window.

## **OUTSIDE**

## **GARAGE 18'9 x 8'2 (5.72m x 2.49m)**

Garage is the nearest one to the rear garden with black up and over door.

## **OWN REAR GARDEN 31'2 x 26'10 (9.50m x 8.18m)**

Mainly laid to lawn, apple tree, fencing.

## **LEASEHOLD:**

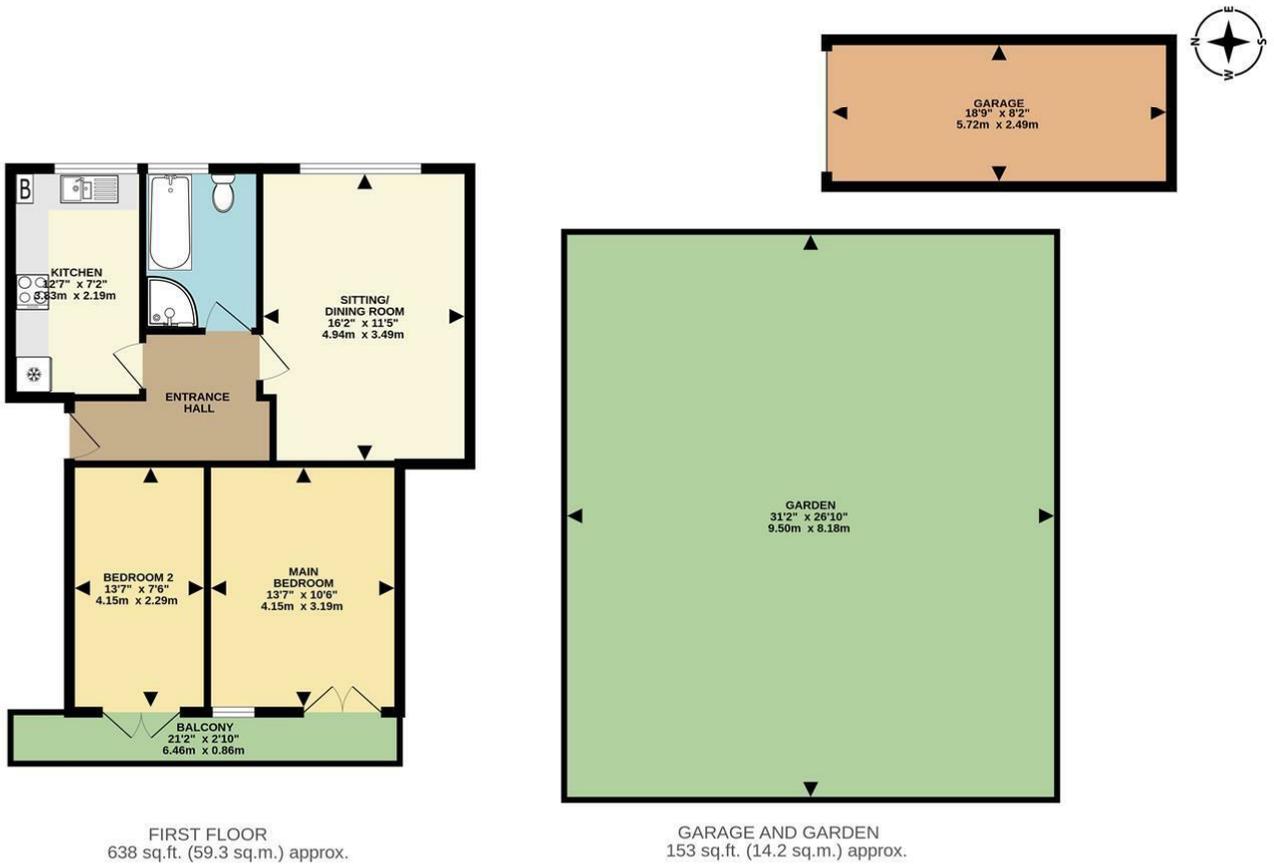
Lease: 959 years remaining

Service Charge: £1909 pa

Ground Rent: £15 pa

## **COUNCIL TAX BAND C**

# Floor Plan

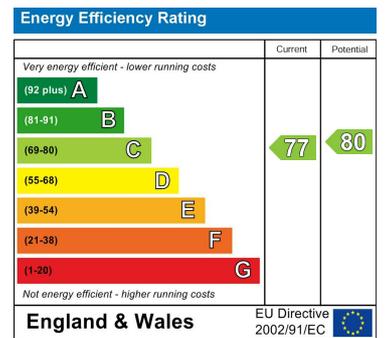


TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph



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