

Payne & Co.



2 West Hill Place

Oxted RH8 9BU

Freehold

£399,950



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Situation

Less than half a mile from Oxted centre offering varied shopping facilities and railway station with regular commuter service to Croydon and London. Access to the M25 motorway (junction 6) is within 3.5 miles. Local recreational facilities include a cinema and swimming pool complex in Oxted and there are a number of golf courses within a few minutes drive.

Location

Approaching Oxted from Godstone, stay on the A25 and after passing the Old Oxted service station the road begins to rise steeply. The property will be seen on the left hand side at the top of the hill.

To Be Sold

Available with NO ONWARD chain, is this ground floor apartment benefitting from it's own large balcony / private terrace, convenient for Oxted town centre and commuter railway station (London 40 mins). The property also benefits from allocated parking, superb views towards the North Downs and is available with no onward chain.

Hallway

Large walk-in utility cupboard with tiled flooring, housing the electric central heating unit, with space for a washing machine.

Lounge/Dining Room

Patio doors lead to a large private paved terrace / balcony with attractive outlook over the communal gardens and the North Downs.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units complemented by a granite worktop and an under-mounted single sink. Integrated appliances include an electric Bosch hob with cooker hood, single oven, microwave, fridge, freezer and dishwasher

Bedroom One

A generously proportioned double bedroom fitted with a range of built-in furniture, with a front aspect window and direct access to the en-suite shower room.

Bedroom One En-Suite

A fully tiled en-suite shower room comprising a walk-in shower with rainfall shower head, wash hand basin, low level W/C and heated towel rail.

Bedroom Two

Double bedroom with front aspect window and fitted furniture.

Bathroom

Fully tiled bathroom with shower over the bath, a fitted hand wash basin and vanity unit, low level W/C and heated towel rail.

Outside

The property benefits from an allocated underground parking space (no 27), along with a useful lockable storage room (no.4), accessed via the communal lobby with both stair and lift access.

To the front of the property, there is visitor parking, complemented by resin pathways and a substantial storm porch offering protection to the main entrance.

A side access leads to the enclosed communal rear garden, which is predominantly laid to lawn with mature planting.

Private Terrace

Paved private terrace overlooking the communal garden and the North Downs.

Notes

Service charge - £1644.50 1/1/26 - 30/6/26

Ground rent £250PA

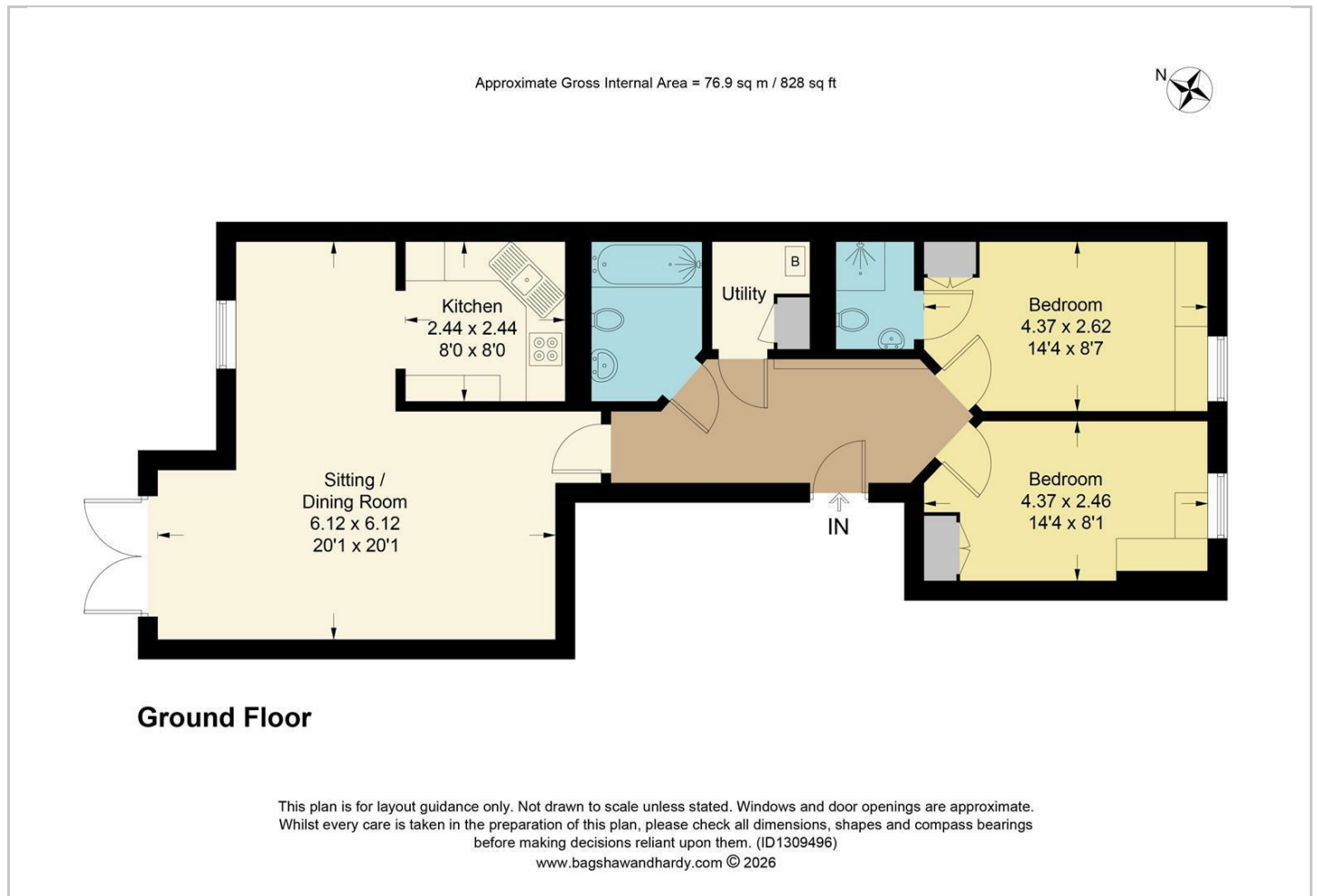
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Road Map



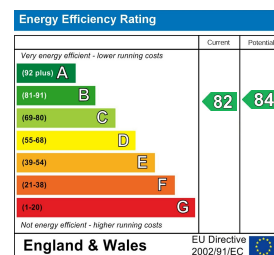
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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