

LOT  
**10**

By Order of a Major Housing Association

172 Lee Street, Horley, Surrey RH6 8HE

**Guide Price £390,000\***

**DETACHED DWELLING IN NEED OF UPDATING THROUGHOUT**



This detached dwelling can be found in Whitmore Way set back from Lee Street. The house is Grade II listed and offers four/five bedrooms, with spacious living accommodation. It is situated within easy reach of the centre of Horley with its shopping facilities and main line rail services. London Gatwick Airport is within three miles as is the M23 Motorway that connects to the M25 London orbital Motorway. The house itself has gas fired central heating and gardens to all sides. The dwelling is in need of updating and modernisation throughout and is sold with vacant possession. There is a garage on site although this is in very poor order. This dwelling will be of interest to investment buyers and owner/occupiers. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.**

#### ACCOMMODATION

Kitchen, Breakfast Room, Dining Room, Lounge, Bathroom, First Floor Landing, Bedroom one, Bedroom two, Bedroom three, Bedroom Four, Loft Room, Gardens to all Four Sides

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Reigate and Banstead  
Council Tax Band E  
EPC Band D

#### VIEWING TIMES

Saturday 25th January @ 11.30 – 12 noon  
Thursday 30th January @ 11.30 – 12 noon  
Wednesday 5th February @ 12 – 12.30pm

**PLEASE NOTE THAT ALTHOUGH THE ADDRESS IS 172 LEE STREET, THE PROPERTY IS ACCESSED VIA WHITMORE WAY.**



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN