



Desirable village location | Spacious throughout | Well presented | Modern kitchen | Bathroom with shower (over bath) | Neutral décor | Central heating | Available 04/09/2026 | Unfurnished

**Redehall Road, Smallfield,
Horley, Surrey, RH6 9QL**

Monthly Rent:

£1,100

EPC Rating: E



Greenaway Residential Estate Agents are delighted to offer to let, with availability from 4th September 2026, this exceptionally spacious one-bedroom first-floor maisonette, ideally situated in the heart of the highly desirable village of Smallfield, Surrey (RH6 9QL).

Benefitting from a private ground-floor entrance and stairs leading up to a central first-floor landing, this bright and airy property has been neutrally decorated throughout to suit any taste. The accommodation is incredibly generous, offering approximately 524 square feet of living space. At the heart of the home is an impressively large living room, measuring over twenty feet in length, which features comfortable neutral carpeting and two large windows that bathe the room in natural light. The separate, contemporary kitchen is finished with sleek white gloss cabinetry, stylish white metro tiling, dark work surfaces, an electric hob, and an oven. The double bedroom is well-proportioned, while the clean, white-tiled bathroom offers a complete three-piece suite, including a bath with an overhead shower and vinyl flooring.



For additional information and full photo gallery please visit www.greenawayresidential.com



Warmed by efficient radiator central heating from a gas-fired combination boiler, this comfortable and stylish home must be viewed to be fully appreciated.

The village of Smallfield offers a perfect balance of peaceful countryside living and superb everyday convenience. Virtually on the doorstep, a vibrant selection of local amenities lines the high street, including a pharmacy, a post office, a local convenience store, a barber, and a GP surgery. Families will appreciate the highly regarded educational options nearby, including Burstow Primary School, which is located just a short walk away.



For the commuter and international traveller, the property's location is exceptional. London Gatwick Airport is just a ten-minute drive away, making this an ideal home for airport professionals. The nearby town of Horley, situated only two miles to the west, provides a bustling town centre with larger supermarkets and a mainline railway station that offers fast, direct services to London and the south coast. The property is also exceptionally well-served by road links, with easy access to the M23 and M25 motorways, and regular local bus services connecting Smallfield directly to the neighbouring hubs of Crawley and East Grinstead. For those who enjoy the outdoors, the village is surrounded by scenic Surrey countryside, offering plenty of walking and cycling routes to explore right from the front door.



For further information or to arrange a viewing appointment, please do not hesitate to contact the Greenaway Residential team by telephone or via the website.

Entrance Hall 3'2" x 2.9 (0.97m x 2.9)

Landing 2'11" x 11'3" (0.9m x 3.43m)

Living Room 12'2" x 20'1" (3.7m x 6.12m)

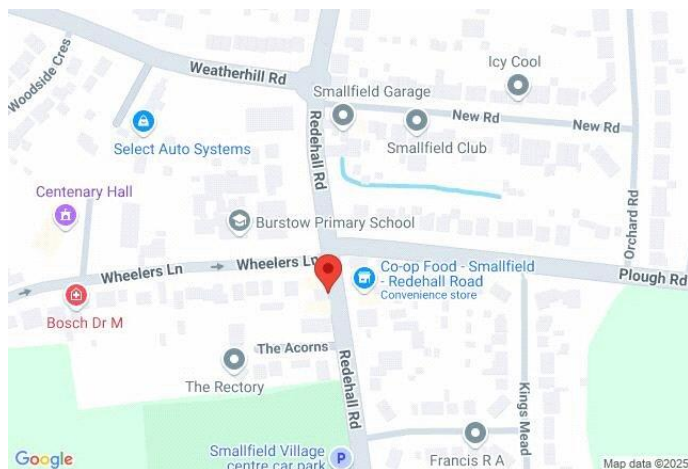
Kitchen 7' x 6'9" (2.13m x 2.06m)

Bedroom 10'1" x 10'5" (3.07m x 3.18m)

Bathroom 6'10" x 5'6" (2.08m x 1.68m)

Directions

The property is located above Smallfield Pharmacy, which is found within Smallfields' parade of shops (Redehall Road).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract