BRIGHTON ROAD, SOUTH CROYDON Guide price £320,000 LKLANDS

















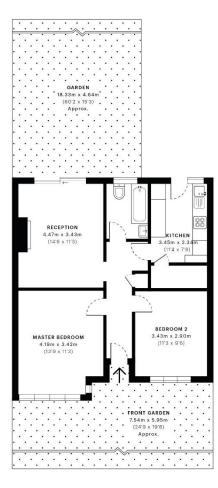




## Brighton Road, CR2

CAPTURE DATE 23/07/2020 LASER SCAN POINTS 27,439,350

↓ N



- Ground Floor



NET INTERNAL AREA (NIA) Excludes walls and external features includes washrooms, restricted head height 57.46 sqm / 618.49 sqft



Balconies, terraces, verandas etc

0.00 sqm / 0.00 sqft

Image: Spect Spect

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardena se illutartive only and excluded from all are calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 38 RESIDENTIAL 61.93 sqm / 666.61 sqft

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362 Brighton Road - South Croydon - Cr2 6al

- Two Double Bedroom Maisonette
- ✤ CHAIN FREE
- ✤ 997 Year lease with a Share of Freehold
- PRIVATE FRONT & REAR GARDENS
- ✤ Well Presented Throughout
- ✤ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ✤ 0.8 MILES FROM PURLEY TRAIN STATION
- Newly Fitted Kitchen & Bathroom
- PRIVATE ENTRANCE
- ✤ EPC EER C

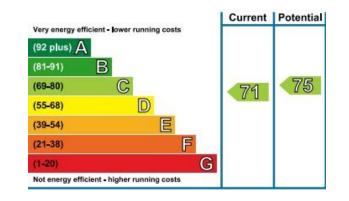


**\*\*** Chain Free **\*\*** Private Garden **\*\*** A well presented two double bedroom ground floor purpose-built maisonette, conveniently situated 0.2 miles from Purley Oaks train station and 0.8 miles from Purley train station.

Offered to the market with a Share of Freehold and brand new 997 year lease. This light and airy property benefits from sole ownership of the front garden, a private entrance, ample storage space, and good decor throughout. Having been recently modernised, this property also boasts a newly fitted kitchen and bathroom.

The accommodation comprises two double bedrooms, a wellproportioned lounge/dining room with patio doors and a feature fireplace, a stylish fitted kitchen and a contemporary three-piece bathroom suite. Externally the property features a private garden which would offer the future purchaser scope to create a parking space to the rear.

Furthermore, this property sits moments from the local gym, with a wide range of local amenities nearby, is well connected with local bus routes and only a short walk from the open green spaces of South Croydon recreational grounds or Purley Rotary field.



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.