

FOLKLANDS



SUNDRIDGE ROAD, ADDISCOMBE

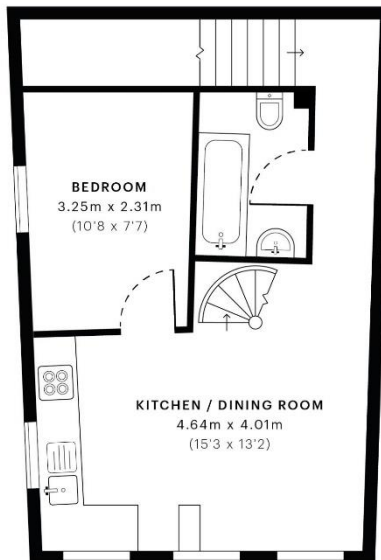
GUIDE PRICE £275,000



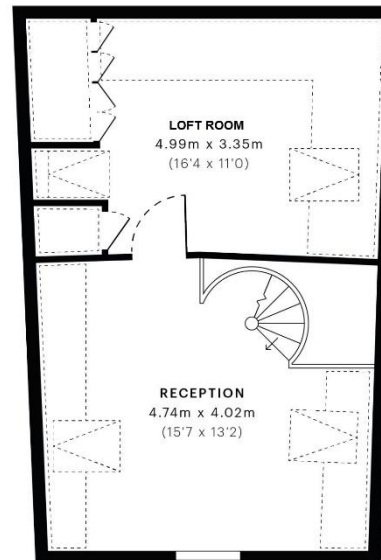


P
Blue Box
Permitted
Parking
Zone
10.00 - 18.00
Monday - Friday
2015-2016
www.brighton.gov.uk

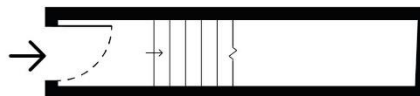




— First Floor



— Second Floor



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
73.16 sqm / 787.49 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height.
63.98 sqm / 688.67 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9 m
12.07 sqm / 129.92 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area 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 3B RESIDENTIAL 66.45 sqm / 715.26 sqft
IPMS 3C RESIDENTIAL 64.22 sqm / 691.26 sqft

SPEC ID: 620e18217c54be0e36095b73

- ❖ NO FIXED SERVICE CHARGE
- ❖ ONE DOUBLE BEDROOM WITH BONUS LOFT ROOM
- ❖ SPLIT LEVEL MAISONETTE - 787 SQFT
- ❖ PRIVATE ENTRANCE
- ❖ MOMENTS FROM LOCAL AMENITIES
- ❖ 0.1 MILES FROM ADDISCOMBE TRAM STOP
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ WELL-PRESENTED THROUGHOUT
- ❖ 15'3 KITCHEN/ DINING ROOM
- ❖ EPC EER C

**** Chain Free ** Bonus Loft Room **** A one double bedroom split-level maisonette situated within this popular residential area, conveniently located only 0.1 miles from Addiscombe Tram stop and 0.8 miles from East Croydon train station.

With good décor throughout, this bright & airy property features a private entrance, a wrought iron spiral staircase, it is fully double glazed and has gas-central heating.

The accommodation comprises a double bedroom, a bonus loft room with a full range of fitted wardrobes, a modern three-piece bathroom suite, a 15'3 kitchen/dining room, and a spacious living room with three points of natural light making it a wonderfully bright room.

Furthermore, this property sits moments away from the plethora of shops, cafes and supermarkets on Addiscombe High Street, and it is a short walk away from several local parks, including the highly popular Lloyd Park. In our opinion this property would make an excellent first-time-buy or long-term investment.

Vendors Comments: "Quiet, light and bright, this has been the perfect first-time home for us over the last six years. As a freelance writer, I love sitting at my desk in front of the beautiful arched window and watching the world go by as I write. The flat is in perfect proximity for walks and runs in Ashburton Park, Lloyd Park and South Norwood Country Park, as well as hidden gems like Addiscombe Railway Park. We love the friendly community feel of Addiscombe village, as well as the proximity of the tram stop and being able to get to central London in 15 minutes from East Croydon station. The flat itself is warm even in winter, with the Velux windows ideal for letting in extra light and warmth in summer. The upstairs living area is a quiet, relaxing space that fits a surprisingly large sofa and TV for cosy evenings in."



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		