

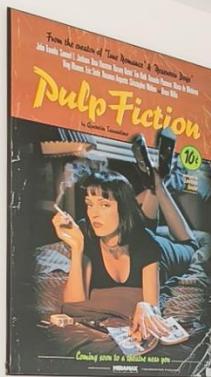
FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £200,000









Brighton Road

Approximate Gross Internal Area

486 sq ft / 45.14 sq m

Terrace
(not demised)
12'8" x 10'10"
3.85 x 3.30m

Kitchen/
Breakfast
Room
13'1" x 7'3"
4.00 x 2.20m

Bedroom
11'0" x 9'1"
3.36 x 2.78m

Reception
Room
14'9" x 10'2"
4.50 x 3.10m

Ground Floor Entrance

First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ DIRECT ACCESS ONTO ROOF TERRACE (NOT DEMISED)
- ❖ 486 SQFT OF FLOOR SPACE
- ❖ PRIVATE ENTRANCE
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ 13' KITCHEN/ BREAKFAST ROOM
- ❖ SPACIOUS SEPARATE RECEPTION ROOM
- ❖ EPC EER D



A spacious one double bedroom first floor conversion flat conveniently situated only 0.2 miles from South Croydon train station and nearby a plethora of local bus routes.

This bright & airy apartment enjoys 486 SQFT of floor space, it boasts a private entrance and has access onto a 12'8 x 10'10 roof terrace (not demised).

The accommodation comprises one double bedroom, a spacious separate reception room, a smart three-piece bathroom suite with shower over bath and a 13' kitchen/ breakfast room with direct access to the roof terrace (not demised).

Furthermore, this property sits nearby to an abundance of local shops, cafes & restaurants, it is a short walk away from the local gym and is equidistant to both Croydon & Purley town centres.

