

FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £200,000









Brighton Road

Approximate Gross Internal Area
486 sq ft / 45.14 sq m

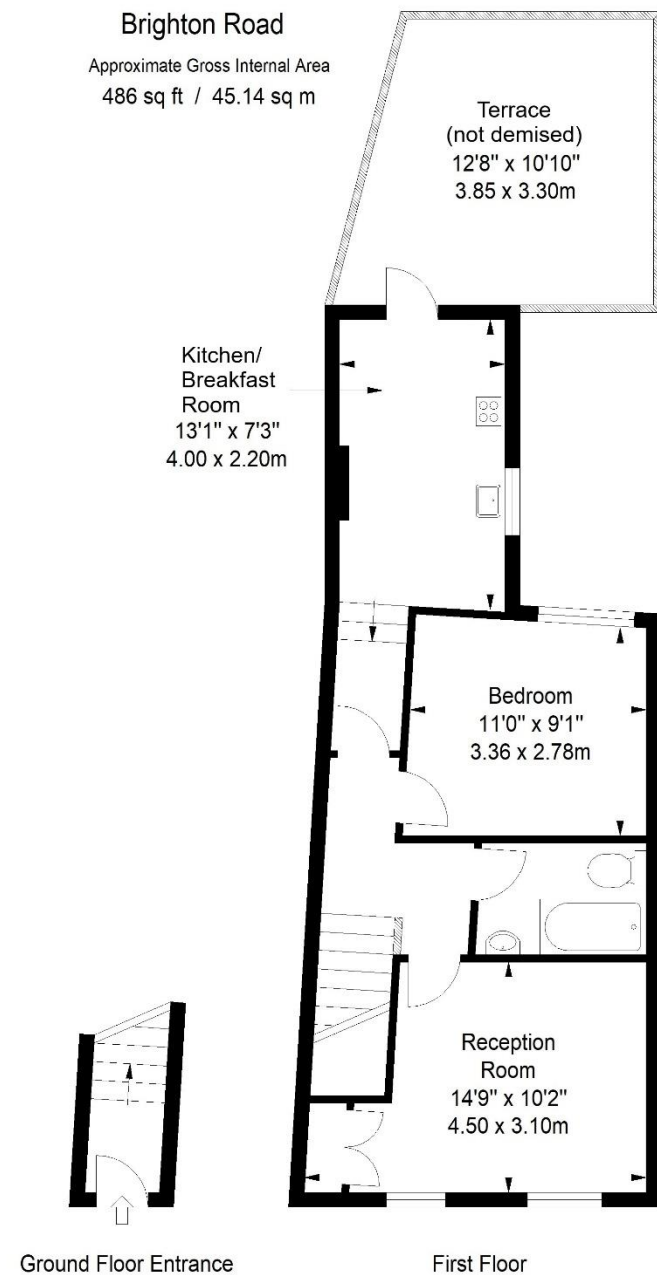


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		