

FOLKLANDS

BRIGHTON ROAD, SOUTH CROYDON
GUIDE PRICE £325,000







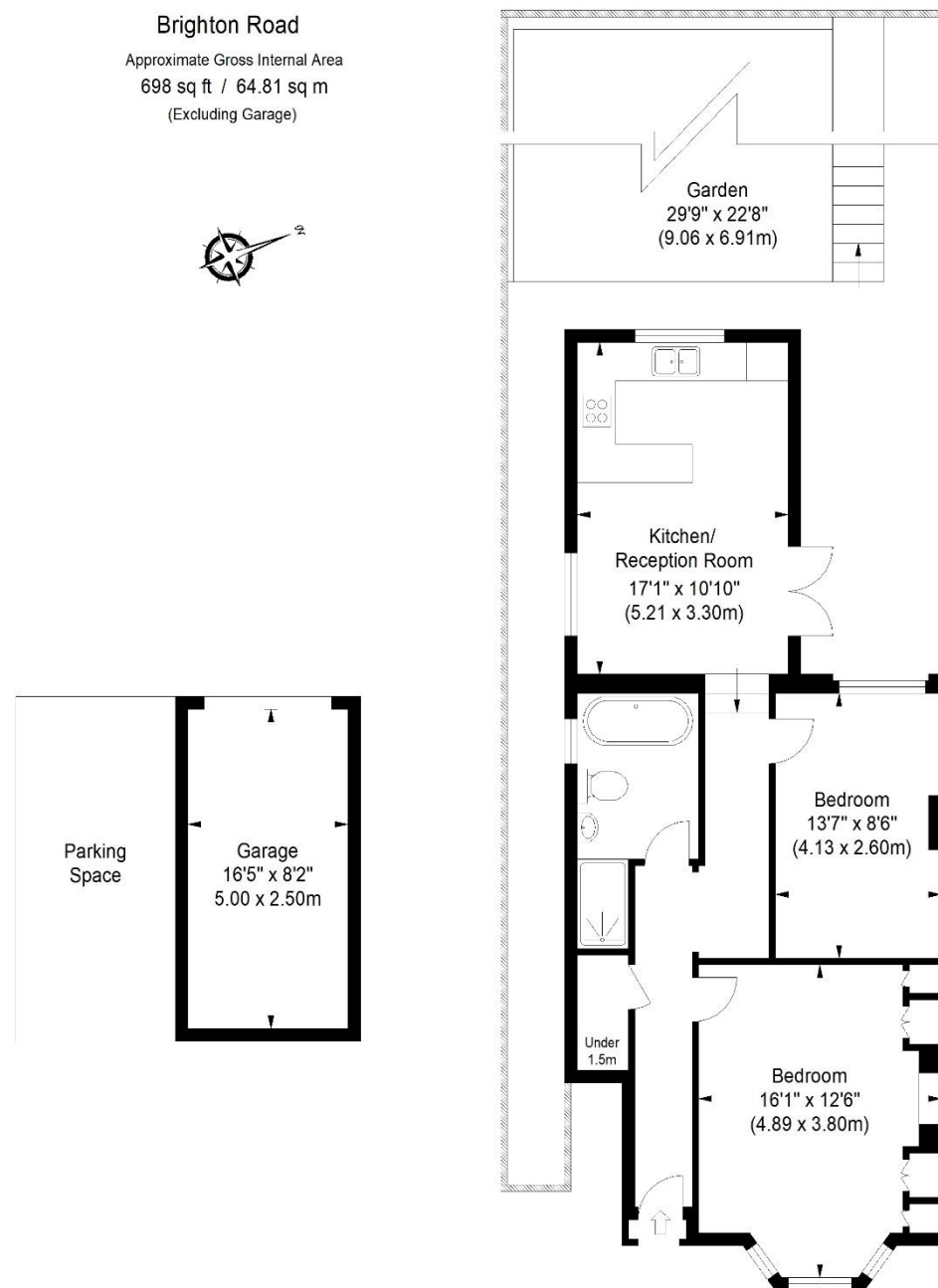






Brighton Road

Approximate Gross Internal Area
698 sq ft / 64.81 sq m
(Excluding Garage)



Ground Floor

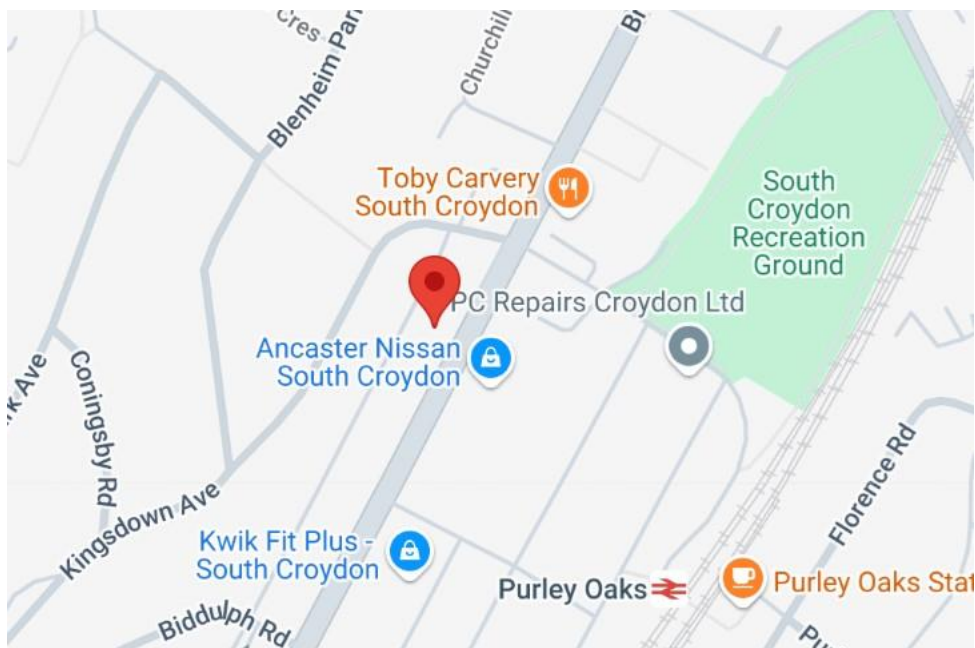
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ ULTRA LONG LEASE WITH OVER 900 YEARS REMAINING
- ❖ PRIVATE ENTRANCE
- ❖ PRIVATE GARDEN (WESTERLY FACING)
- ❖ OFF-ROAD PARKING SPACE TO REAR
- ❖ PRIVATE GARAGE (REQUIRES UPDATING)
- ❖ 0.2 MILES TO PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES TO SANDERSTEAD TRAIN STATION
- ❖ EPC EER D



A beautifully presented two double bedroom ground floor maisonette situated in the heart of Purley Oaks, conveniently located only 0.2 miles from Purley Oaks train station and 0.3 miles from Sanderstead train station, which collectively provide direct links to both London Bridge (21 minutes) & London Victoria station (23 minutes).

This stylish home benefits from a private entrance, full ownership of the westerly facing rear garden and features an off-road parking space to the rear & a private garage (requiring renovation). Additionally, there is an ultra-long lease with over 900 years remaining, peppercorn ground rent and the building is self-managed between the two property owners.

The accommodation comprises an exceptionally spacious bay-fronted main bedroom with full range of built-in wardrobes, a second double bedroom with feature brick-wall, a stylish four-piece bathroom suite with separate walk-in shower cubicle & roll-top bath, a large hallway with ample space for coats & shoes and a contemporary kitchen/living room with breakfast bar & direct garden access. Externally, the garden is tiered with a wildflower meadow and sunny terrace.

Furthermore, this property sits moments away from a wide range of local convenience stores & amenities, it is nearby the open green spaces of South Croydon recreational grounds & Purley Rotary Fields and is less than a mile from Purley train station & the plethora of shops, cafes and restaurants in the town centre.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		