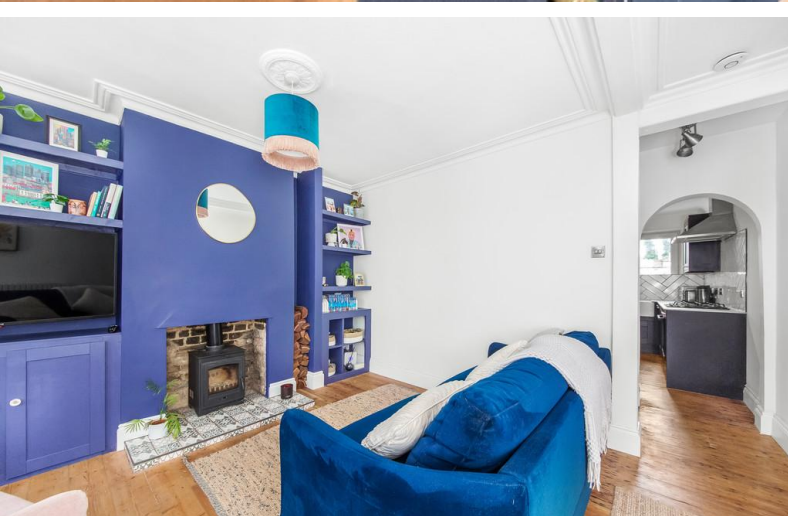


SOLD STC



Sussex Road, South Croydon

2 Bedrooms, 1 Bathroom, Mid Terraced House

Guide Price £400,000



GUIDE PRICE £400,000 - £410,000 - CALL NOW!

Sussex Road, South Croydon

2 Bedrooms, 1 Bathroom

Guide Price £400,000

- Beautifully Presented House
- Two Double Bedrooms
- Large Upstairs Bathroom/WC
- New Fitted Kitchen with Island
- Two Reception Rooms

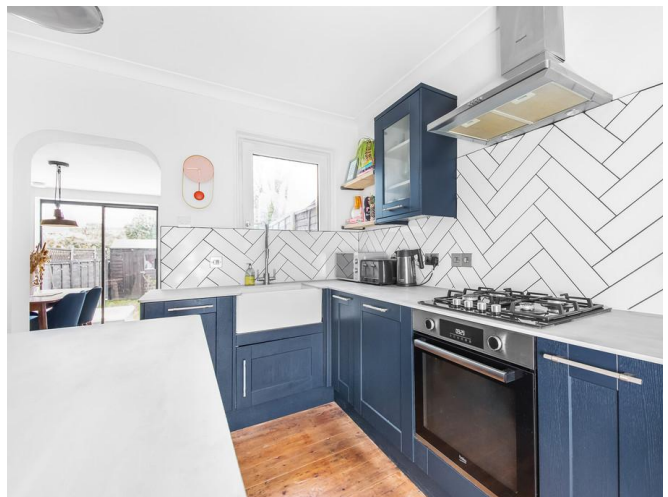
In a sought-after South Croydon setting, less than half a mile from the popular commuter station, this attractive bay-fronted period property has been recently remodelled and renovated by the current owners. It offers stylishly presented, surprisingly spacious accommodation and has the desirable first floor bathroom, not leading off one of the bedrooms.

The property affords a bright reception room with bay window to the front and a feature fireplace, a smart new fitted kitchen with coveted central island unit, a dining room with doors to the rear garden, a master bedroom also with a feature fireplace, a good sized second bedroom and a huge modern bathroom/wc with double ended bath and separate shower enclosure. Other features to note include gas heating and double glazing. Externally there is a small garden to the front and a sunny West facing garden at the rear.

Commuters are just a short 10 minute walk from South Croydon Station and there are regular bus services along Sussex Road itself. For those with a car, parking is available in the road with a resident's permit obtained from Croydon Council or on a pay and display basis.

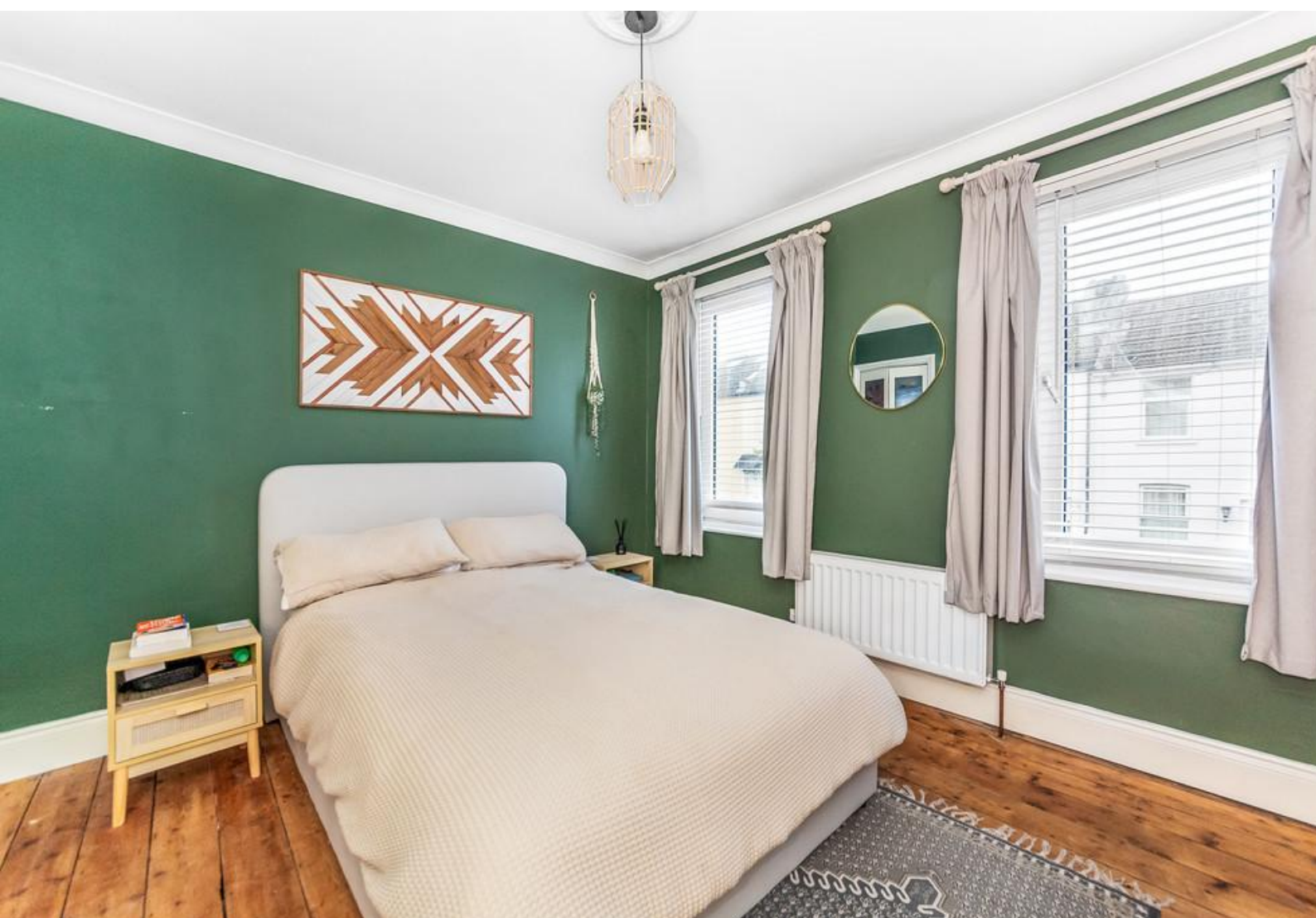
Call the seller's sole agent Martin & Co Croydon now for an appointment to view!







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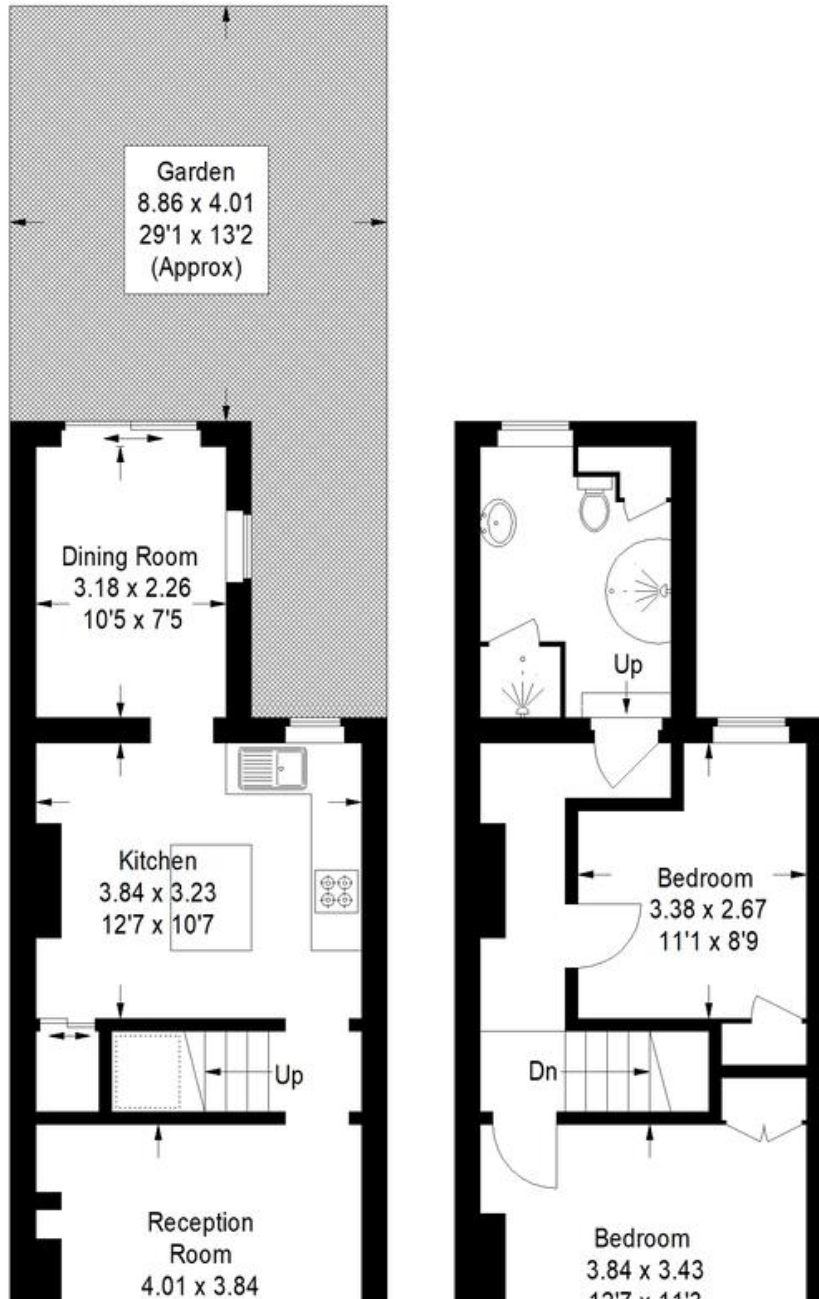


Sussex Road, CR2

Approximate Gross Internal Area
Ground Floor = 39.7 sq m / 427 sq ft
First Floor = 38.3 sq m / 412 sq ft
Total = 78.0 sq m / 839 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Martin & Co Croydon

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0208 688 8565

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.