

FOR SALE



Sussex Road, South Croydon

3 Bedrooms, 3 Bathroom, Extended House

Asking Price Of £350,000

MARTIN&CO



Sussex Road, South Croydon

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- Extended Period House
- Three Bedrooms & Three Bathrooms
- Two Reception Rooms
- Useful Loft Room/Study
- Sunny Garden
- 10 Minutes to South Croydon Station
- No Onward Chain

In a popular residential area just a short walk from South Croydon Station this attractive bay-fronted period property has been extended and remodelled to provide spacious, flexible accommodation and could be a fantastic family home or rental investment.

Now in need of some improvement, the house affords an entrance hall, a 16' reception room, dining room, separate kitchen and a shower-room/wc on the ground floor. The first floor has two double bedroom - one with en-suite dressing room and bathroom/wc, whilst the top floor has a useful study/living area and a further double bedroom also with an en-suite shower/wc. (The loft conversion appears to have Building Regulation Approval according to the Croydon planning portal - Application number 06/01 175/BN).

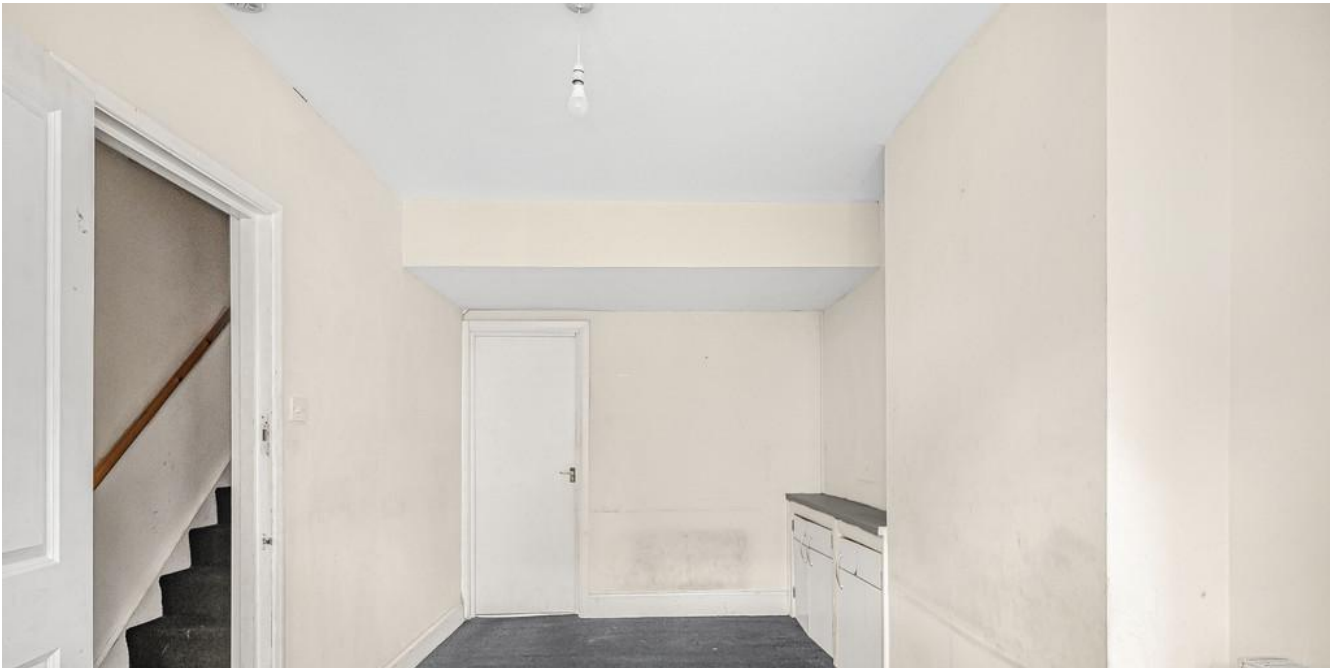
Externally there is a small front garden and a very sunny West-facing garden at the rear which backs onto one of the railway lines running through South Croydon.

South Croydon Station is less than half a mile away, as are the shops bars and cafes at South End. A Sainsbury local store can be found nearby on Brighton Road. There are regular bus services along Sussex Road itself and for those with a car there is on road parking with a permit from Croydon Council - the costs of which now vary depending upon the type of vehicle.

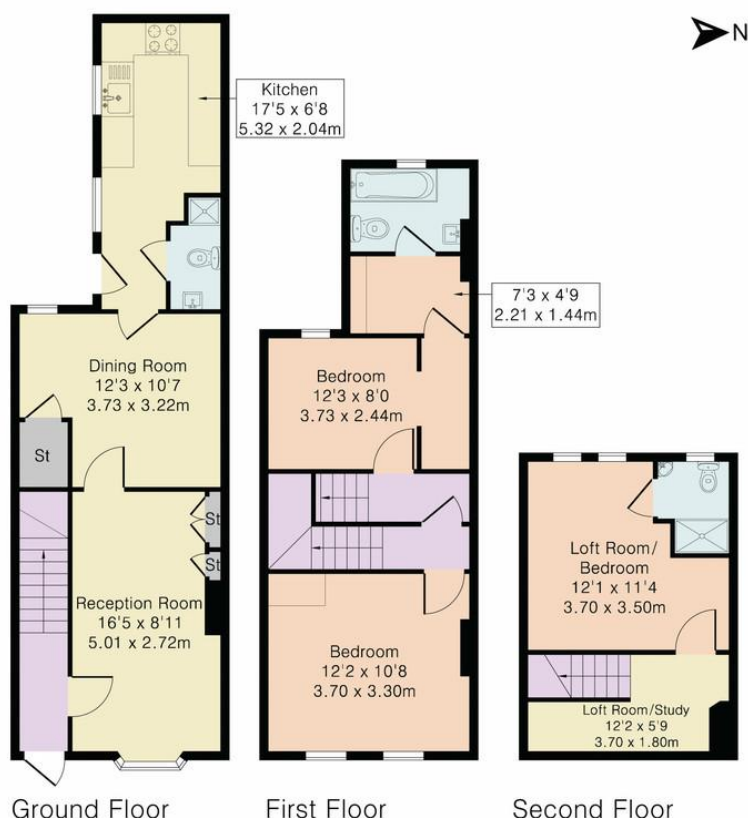
**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 1056 sq ft – 98 sq m
 Ground Floor Area 457 sq ft – 42 sq m
 First Floor Area 383 sq ft – 36 sq m
 Second Floor Area 216 sq ft – 20 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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 form 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

