

FOR SALE



Sussex Road, South Croydon

3 Bedrooms, 3 Bathroom, Extended House

Asking Price Of £330,000

MARTIN&CO



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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).

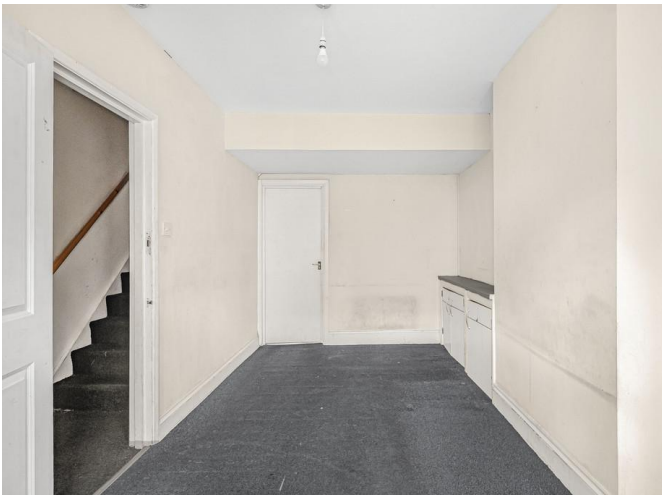
Externally there is a small front garden and a very sunny West-facing garden at the rear which backs onto one of the railway lines running through South Croydon.

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		

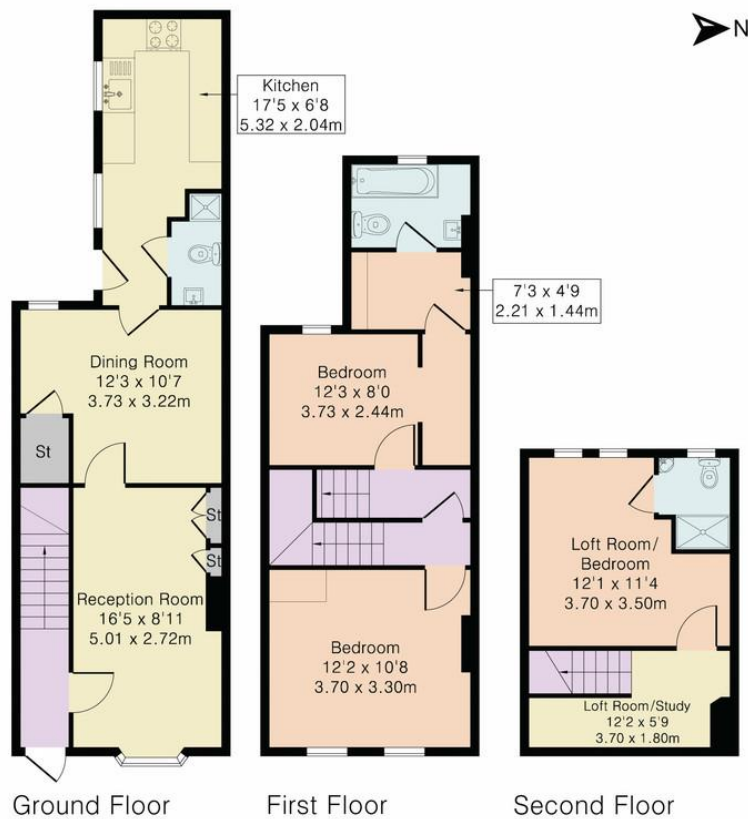


Approximate Gross Internal Area 1056 sq ft – 98 sq m

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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