



153 Brighton Road, South Croydon, Surrey, CR2 6EH

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Brighton Road
South Croydon
Surrey CR2 6EH

Guide Price £450,000

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****DEVELOPMENT OPPORTUNITY****

Description

A three bedroom end of terrace residential house (previously a commercial shop) with a large triple car port and side access which offers huge potential for development subject to the necessary planning consents. Conveniently located on Brighton Road, South Croydon within close proximity to a mix of public transport links to London and the South coast. EPC tbc. Council Tax Band C.

Accommodation

Offered to the market with vacant possession, with just over 1000 square feet the property briefly comprises; Reception room with bay window, dining room, kitchen with access to outside and downstairs bathroom. Upstairs provides two good size double bedrooms, further bedroom (currently setup as a kitchen) and a family bathroom. Outside has parking to the front with side access leading to hard standing and triple carport.

Location

Situated on Brighton Road near to a number of stations offering regular links into London. There are also several bus routes in close proximity along with local shops and Croydon's nearby 'Restaurant Quarter' as well as Boxpark in East Croydon.





Brighton Road, South Croydon, CR2
Approx. Gross Internal Area 1,018 sq. ft / 94.58 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media-www.arnetmedia.uk

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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