

FOLKLANDS



BRIGHTON ROAD, PURLEY
GUIDE PRICE £264,500









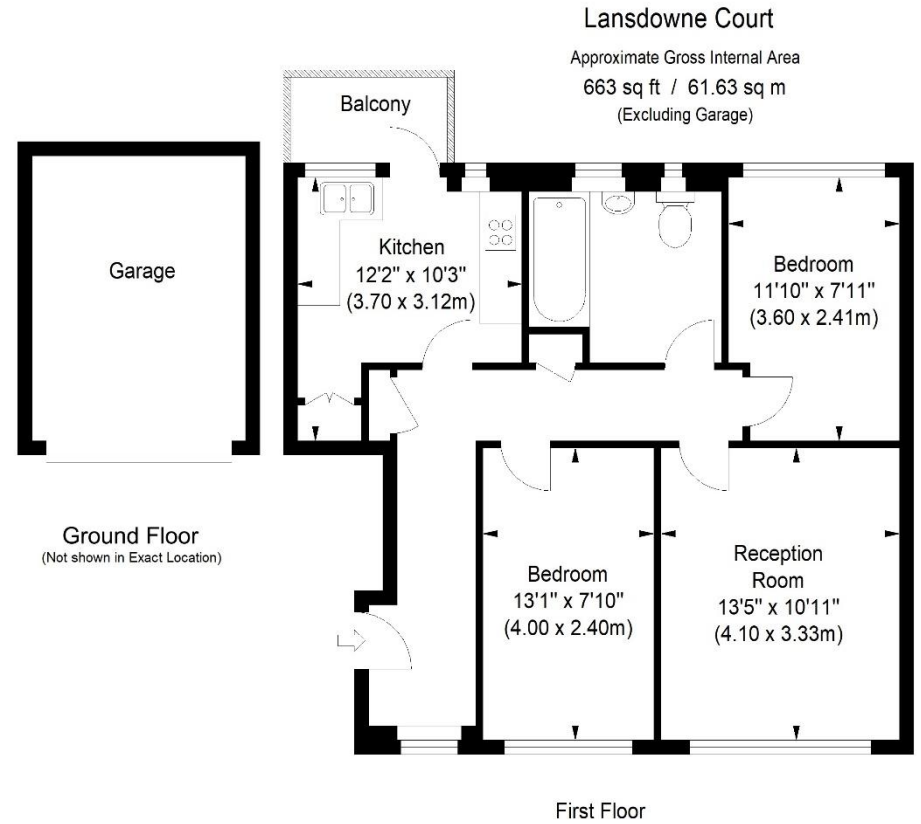


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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS - FIRST FLOOR APARTMENT
- ❖ 1930'S ART DECO BUILDING
- ❖ LARGE GARAGE EN-BLOC
- ❖ BALCONY
- ❖ ULTRA LONG LEASE + SHARE OF FREEHOLD
- ❖ 0.4 MILES FROM PURLEY TRAIN STATION
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ CHAIN FREE
- ❖ NEW CARPET & DECOR
- ❖ EPC EER C

**** Chain Free ** Ultra Long Lease ** Private Garage En-Bloc **** A smartly presented two double bedroom first floor flat forming part of this charming 1930's Art Deco apartment block, conveniently located 0.4 miles from Purley train station & 0.5 miles from Purley Oaks train station.

This bright & airy property is fully double glazed, it has gas central heating, it has been newly decorated and new carpet has been laid throughout. Additionally, there is ample storage, a large garage en-bloc, and there are well-maintained communal gardens across the whole development.

The accommodation comprises two double bedrooms, ample hallway storage, a spacious lounge/ dining room, a modern fitted kitchen with access onto the balcony, and a sizeable three-piece bathroom suite with a shower over-bath.

Furthermore, this property sits moments away from the open green spaces of the Rotary fields, it is nearby the local gym and is moments away from the plethora of shops, bars & restaurants in Purley town centre.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		