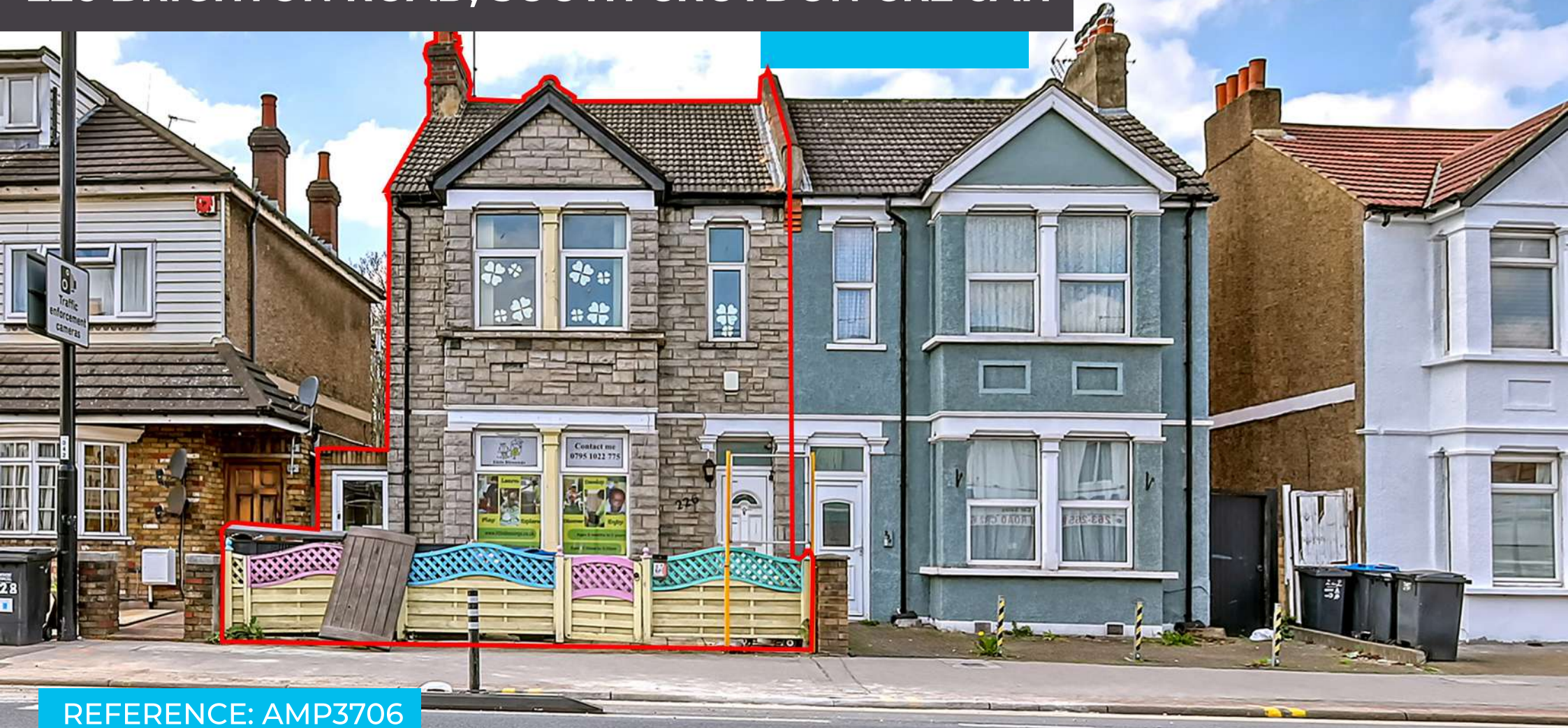


FOR SALE / TO LET

226 BRIGHTON ROAD, SOUTH CROYDON CR2 6AH



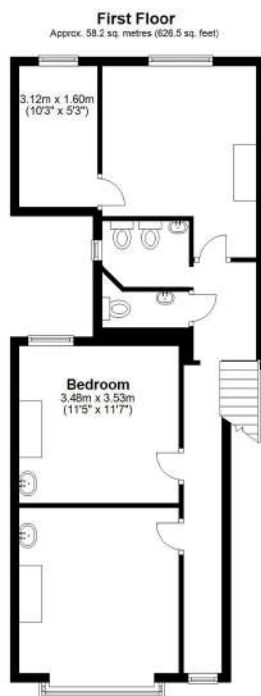
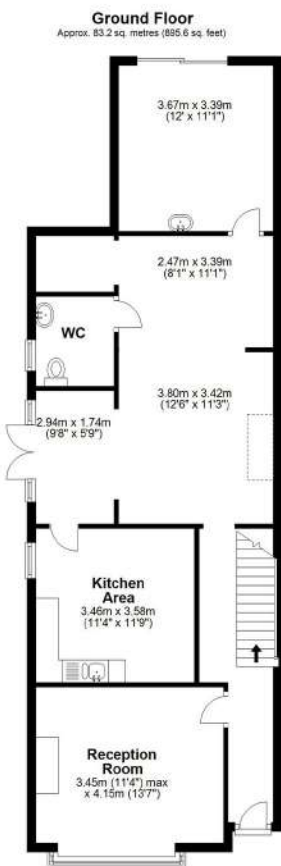
REFERENCE: AMP3706

- PROMINENT FORMER NURSERY WITH E (D1) USE
- APPROXIMATELY 2,103 SQFT WITH AN EXTERNAL GARDEN AREA
- IDEAL FOR THE CONTINUED USE OF A NURSERY
- SITUATED WITHIN WALKING DISTANCE OF SOUTH CROYDON BUS STATION
- MAY ALSO BE SUITABLE FOR EDUCATIONAL USES

**ALEX MARTIN**  
COMMERCIAL

FOR SALE / TO LET - 226 BRIGHTON ROAD, SOUTH CROYDON CR2 6AH

# PLANS



Total area: approx. 195.4 sq. metres (2103.4 sq. feet)

For illustration purposes only. @modephotosuk modephoto.co.uk  
Plan produced using PlanUp.

**Brighton Road**

# LOCATION

The property is located on a prominent street and is within walking distance of South Croydon bus station. Purely Oaks train station is also nearby, offering services into London Bridge within 20 minutes.

The site is also a 10 minute walk to Sanderstead Station which provides quick services to London Victoria and East Croydon. Haling Grove Park is also just a short walk from the premises.

**PROMINENT FORMER NURSERY WITH CLASS E (D1) USE**

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## DESCRIPTION

The property is purpose built 2 storey house facing directly onto Brighton Road, close to the bus station in South Croydon. The property benefits from a large rear garden and a detached single storey flat roof rear building which is approximately 581 sq ft of potential additional useable space. Modern double glazing and sinks have been installed in many rooms.

**PROMINENT FORMER NURSERY WITH CLASS E (D1) USE**

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## ACCOMODATION

Approximately 2,103 sqft with an external garden area.

## PLANNING

E use

## TERMS

Offers in excess of £650,000

## EPC

Available upon request

## VAT

The property is not elected for VAT.

## VIEWINGS

Strictly by appointment with Alex Martin Commercial.

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**PROMINENT FORMER NURSERY WITH CLASS E (D1) USE**

**ALEX MARTIN COMMERCIAL**  
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