



200 Brighton Road, Sutton, SM2 5RH



Offers over £250,000

**WH WATSON HOMES**  
Estate Agents



# 200 Brighton Road

Sutton, SM2 5RH

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Situated on the sought-after Brighton Road in Sutton, this purpose-built maisonette offers a unique living experience that is hard to come by. Boasting a generous 817 sq ft of space, this duplex-style apartment features 2 double bedrooms, a modern bathroom, and a well-equipped kitchen.

What sets this property apart is its versatile layout, with a spacious lounge/dining room that leads out to a charming balcony, perfect for enjoying a morning coffee or evening sunset. The current owner has taken great care in updating and improving the apartment, ensuring a comfortable and stylish living environment.

One of the standout features of this maisonette is its rare offering of living space spread over two levels, providing a sense of privacy and separation within the home. The location of Brighton Road is truly unbeatable, offering convenience and accessibility to all that Sutton has to offer.

Forget compromising on location or parking restrictions, as this property ticks all the boxes. With its fantastic location, you'll find yourself just a short distance away from Sutton's amenities, making daily life a breeze and impressing your family and friends with the convenience of your new home. Don't miss out on the opportunity to own this very desirable property on Brighton Road.

## Accommodation

Sheltered entrance  
Composite front door to..

Entrance hall  
Wood flooring, double panel radiator, coved ceiling, warm mounted fuse board.

Lounge/diner  
UPVC double glazed windows and door to rear aspect and access to large private balcony, coved ceiling, double panel radiator.

Kitchen  
Range of fitted wall units with matching







cupboards below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, inset four ring gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, wood flooring, UPVC double glazed windows to front aspect.

Stairs to 1st floor landing  
Large storage cupboard housing "Worcester" combination boiler and further large storage space.



Bedroom one  
UPVC double glazed windows to rear aspect, coved ceiling, wood flooring, double panel radiator.

Bedroom two  
UPVC double glazed windows to rear aspect, double panel radiator, wood flooring, coved ceiling.

Bathroom  
Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, heated chrome towel rail, extractor fan, part tiled walls.

Separate WC  
Consisting of low-level flush WC, wash hand basin with chrome mixer tap, obscure UPVC double glazed window to front aspect.

Outside  
Residents parking.

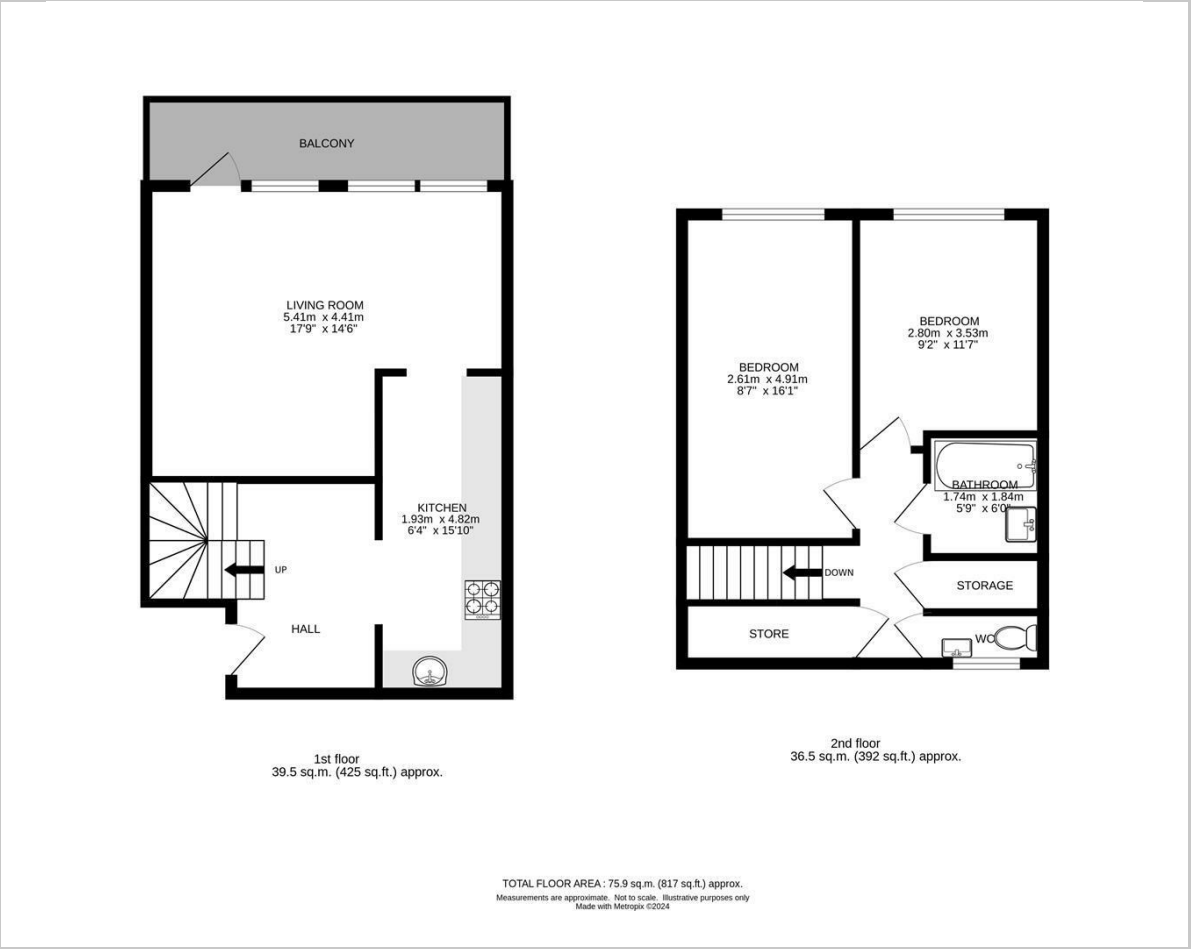
#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.





Floor Plan

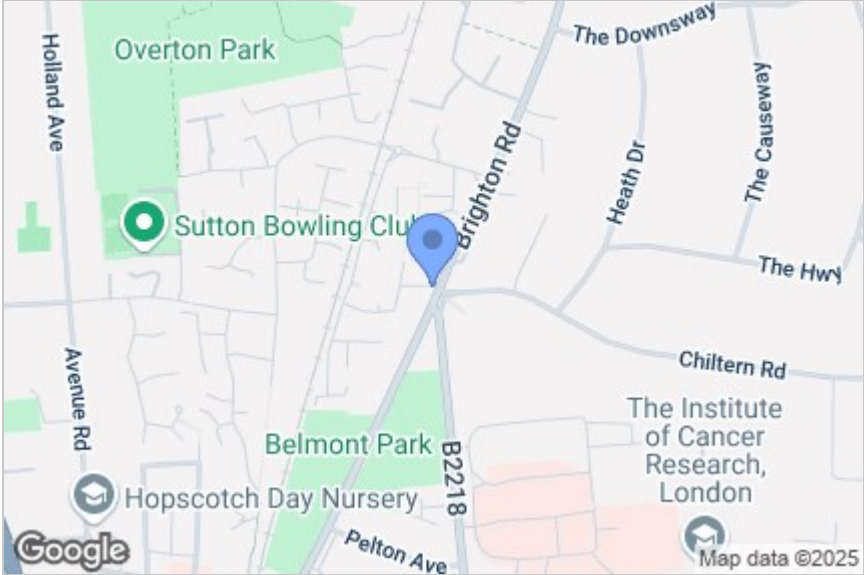


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

