

Butler's

thoughtful estate agency



Brighton Road
Sutton, SM2 5QN

Guide price £375,000



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A real rarity to the market and boasting no onward chain, The Chilterns is a prestigious apartment that offers incredible space and benefits like no other property around. You'll be amazed sitting in your large living/dining room that doesn't just have enough room for you to sit back and relax, but also has ample room for you to entertain in, whether that be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, the room has access to a private balcony with views over the front gardens. So, what about the rest of the property? Well you'll certainly not be disappointed with the spacious kitchen that has more than enough space to cook up a storm in, also giving access to the rear gardens. When it's time to catch up on some rest, we'll bet that you'll have an amazing nights sleep in your large master bedroom that is a sanctuary of style and peace which even benefits lots of storage and a stylish bay window. There is also a second bedroom which is a fantastic size, and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in. All the rooms are served by a modern bathroom that you can really chill out and relax in after a hard day of zoom calls! Outside, wonderful communal gardens wrap around the block with the apartment also boasting residents parking. Lastly we have to mention the location. Situated in a central South Sutton position, you are close to Sutton mainline station and the high street, offering fabulous shopping & amenities. And how can we not mention the schools? The kids will benefit from some of the finest education in the country!





GROUND FLOOR

Hallway

Living/Dining Room
19'4 x 18'3 maximum (5.89m x 5.56m maximum)

Kitchen
13'1 x 6'7 maximum (3.99m x 2.01m maximum)

Lobby

Bedroom
16'9 x 11'2 into bay (5.11m x 3.40m into bay)

Bedroom
12'1 x 6'11 maximum (3.66m x 2.11m maximum)

Bathroom
11'9 x 5'8 maximum (3.58m x 1.73m maximum)

OUTSIDE

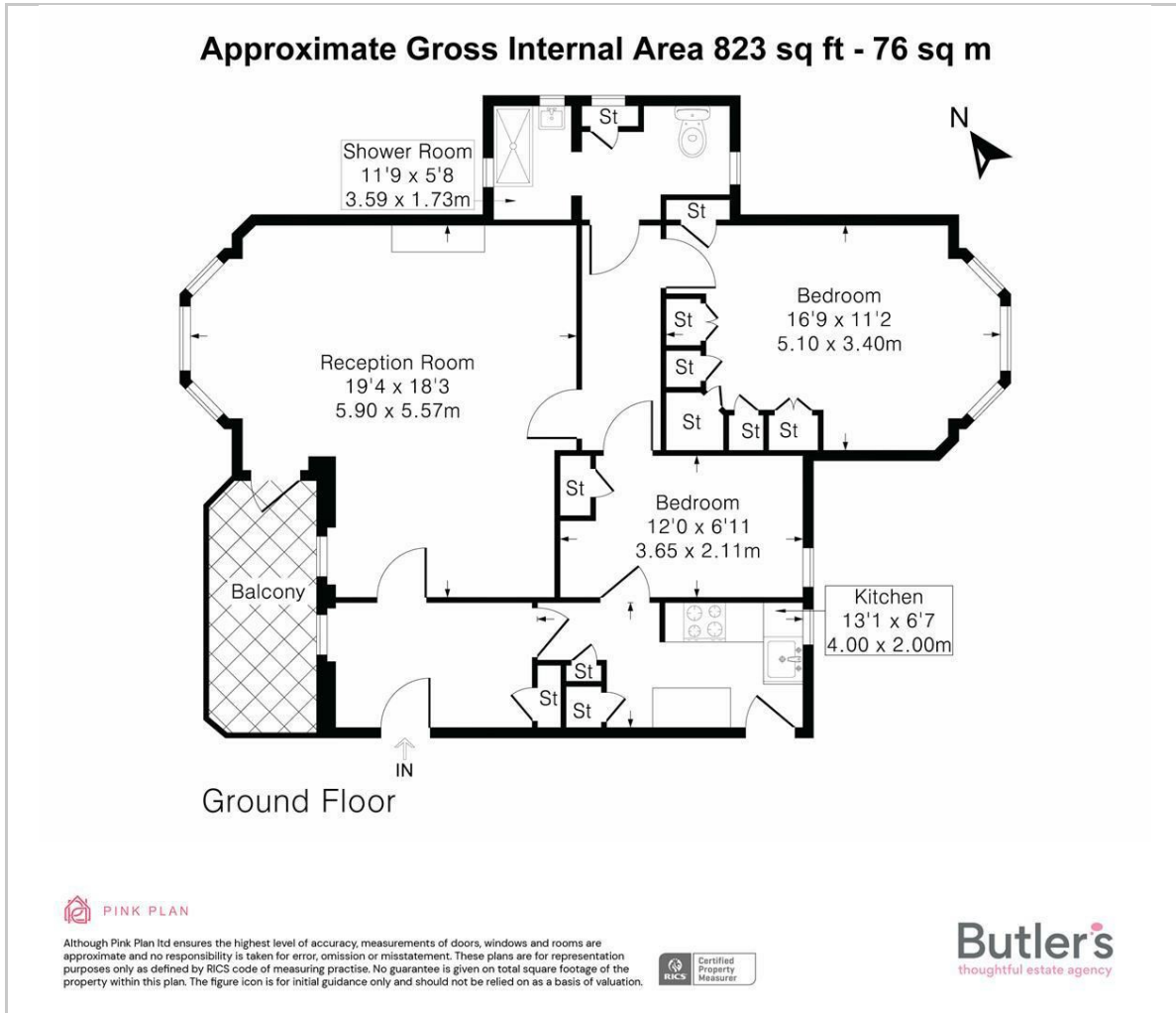
Private Balcony

Communal Grounds

Residents Parking



Floor Plan

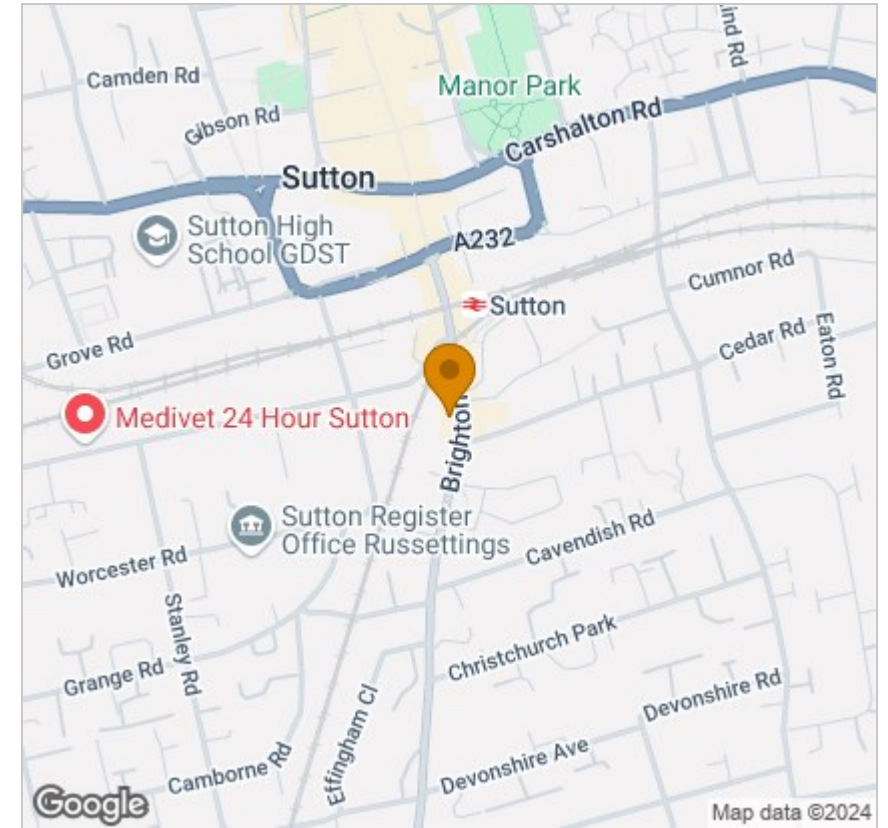


Viewing

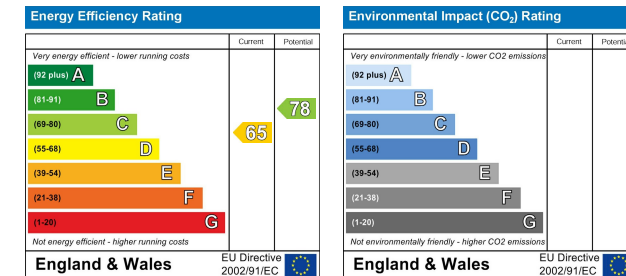
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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