



49 Rosebank

Epsom, KT18 7RT

Offers over £385,000

Rarely Available Ground Floor Maisonette in a Prime Central Epsom Location.

Tucked away at the end of a peaceful cul-de-sac in the heart of Epsom, this rarely available ground floor maisonette offers a quiet yet highly convenient lifestyle. Accessed via a secure entrance porch, the property opens into a welcoming hallway with fitted storage.

The spacious, front-aspect lounge features a charming fireplace and ample natural light, while the bespoke kitchen is finished to a high standard with sleek matt finished units, integrated appliances, a central heating boiler, and direct access to a separate utility room and the private rear garden.

There are two generous double bedrooms, including a front-facing master bedroom and a second bedroom with lovely views over the garden. The fully tiled bathroom exudes a luxurious feel, boasting two windows, a power shower, heated towel rail, and built-in vanity storage.

Outside, the rear garden is a real highlight—well-established and bathed in sunlight, with an extended patio, a BBQ area, and useful storage sheds. A walled front garden adds to the overall appeal.

Further benefits include a newly extended lease (currently being finalised by the vendor) and low service charges, making this a must-see home for those seeking comfort, convenience, and character in a sought-after location.

- Ground floor purpose built maisonette
- Sold with a newly extended lease
- Moments from St Josephs Kindergarten & primary school
- Potential for end of chain / vacant possession sale
- Further scope to extend STPP
- 5 Minutes to Epsom High street & mainline station
- Fantastic first time purchase or buy to let investment
- Recently upgraded electrics and fuse board
- Very large 90' private rear garden
- Residents parking permit controlled

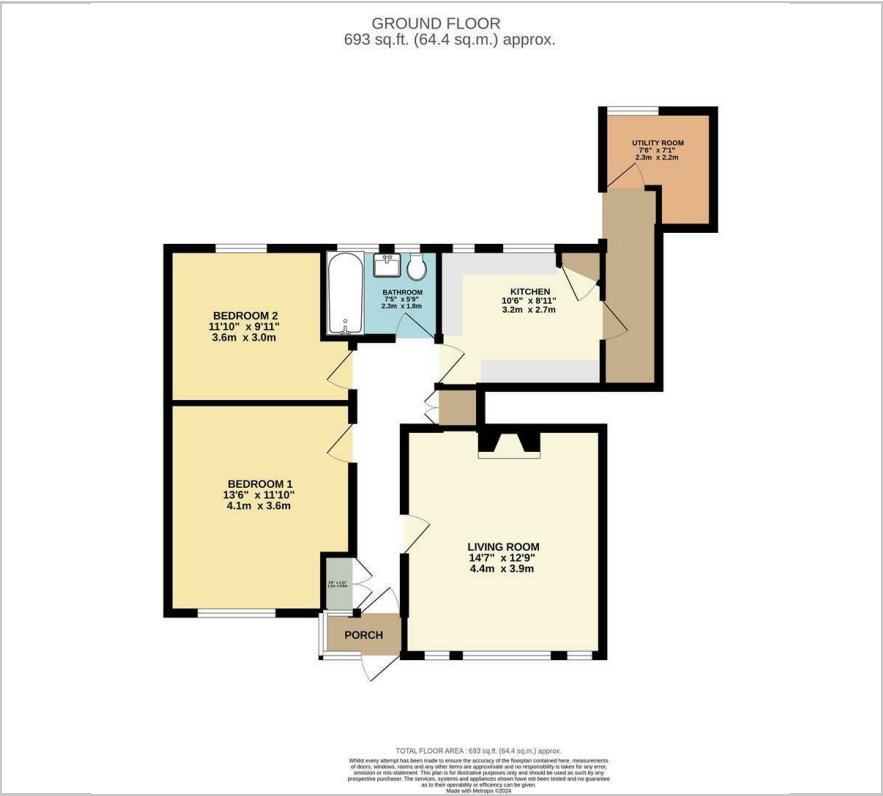
Viewing

Please contact our Newkeys4me Estate Agent Office on
02086439490

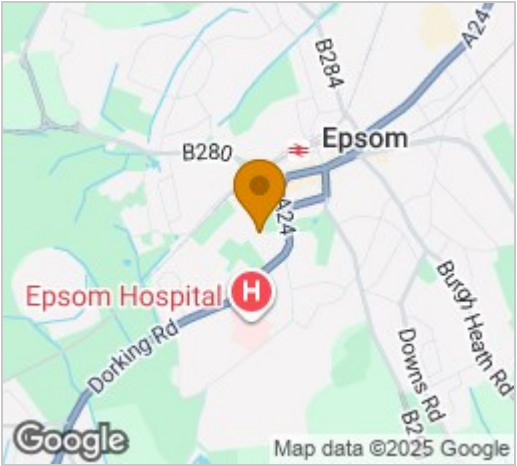
if you wish to arrange a viewing appointment for this property or
require further information.



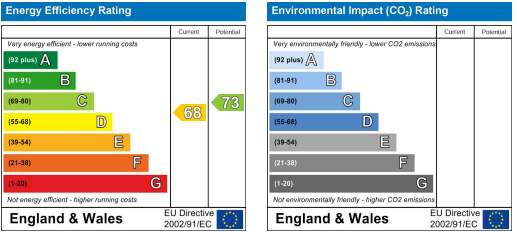
Floor Plan



Area Map



Energy Efficiency Graph



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