



1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

57 Brighton Road | Purley | CR8 2LR

**Guide price £195,000**

LOFT



57 Brighton Road |  
Purley | CR8 2LR  
Guide price £195,000

- First floor apartment with allocated parking and full height loft space, ladder accessible
- Long lease and no service charge
- Good size lounge, separate kitchen and double bedroom
- Ideally located for amenities including Purley and Reedham train stations
- Chain free and ready to move into
- Ideal first time buy or investment

## Ground Floor

### Entrance

### First Floor

### Hallway

### Reception Room

13'7 x 11'3 (4.14m x 3.43m)

### Bathroom

### Kitchen

12'8 x 6'7 (3.86m x 2.01m)

### Bedroom

13'2 x 11'2 (4.01m x 3.40m)

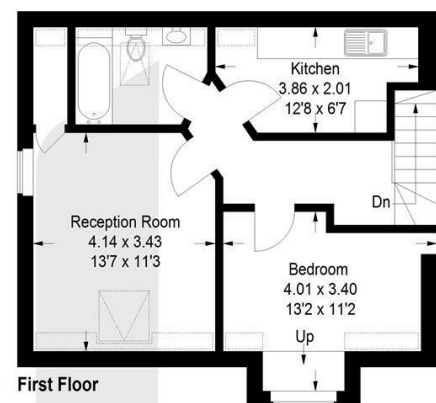
### Outside

### Allocated Parking

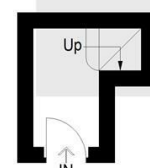


## Brighton Road, CR8

Approximate Gross Internal Area  
51.8 sq m / 558 sq ft



First Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1210545)

EPC Rating: D

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