



barnard marcus

Brighton Road, South Croydon CR2 6AF

welcome to

Brighton Road, South Croydon

Bright, stylish, and ready to go! This first-floor apartment offers two double bedrooms, a balcony, garage parking, and no onward chain — all just moments from stations and shops!

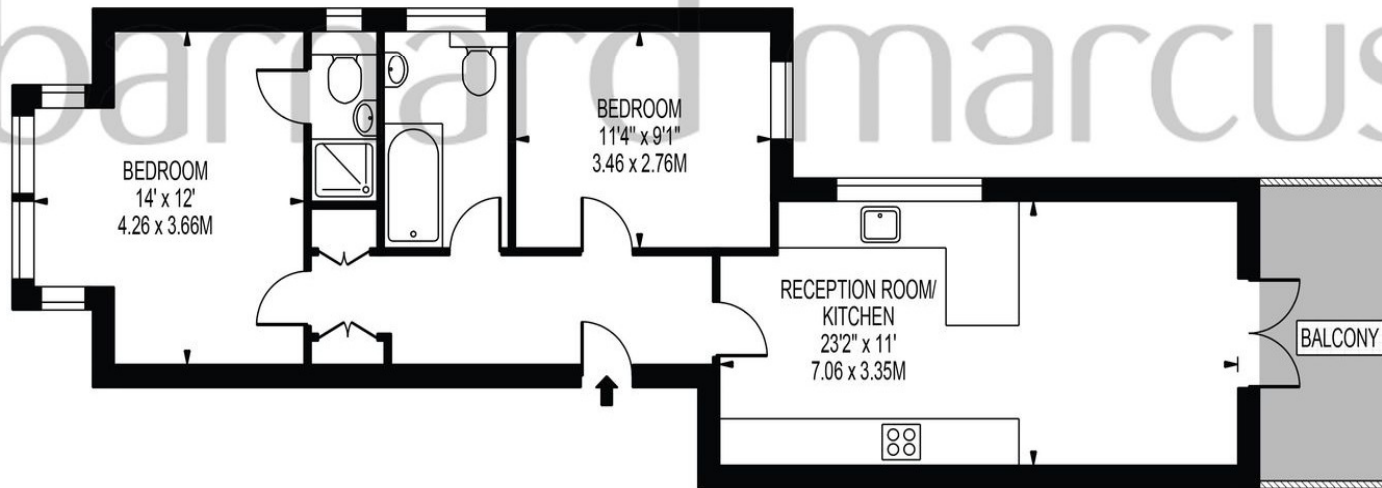
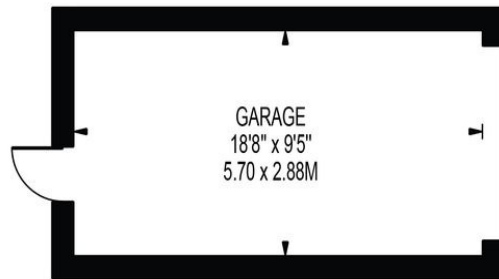


BRIGHT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 688 SQ FT - 63.90 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 177 SQ FT - 16.42 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A superb example of a contemporary two double bedroom first-floor apartment, built circa 2016 by renowned local developers. Set within a small, well-maintained development of just six flats, this home offers a bright and spacious layout that runs from front to back, allowing for an abundance of natural light throughout.

The property features a stylish open-plan kitchen and reception area, complete with a private balcony overlooking the communal garden — perfect for relaxing or entertaining. A modern bathroom, welcoming entrance hallway, and long lease add to the appeal, making this an ideal choice for a range of buyers.

Additional benefits include garage parking with rear access to the building, and the convenience of being offered to the market with no onward chain, ensuring a smooth and swift purchase.

Located within easy reach of Purley Oaks and Sanderstead train stations, excellent bus routes, and a variety of local shops, the apartment also enjoys proximity to the vibrant centre of Croydon. Here, residents can explore shopping hubs, Box Park's street food scene, and cultural venues like Fairfield Halls.

welcome to

Brighton Road, South Croydon

- Two Double Bedrooms
- Open Plan Living
- Garage Parking
- Communal Garden
- Prime Location

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1656.50

Ground Rent: 292.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109780



Property Ref:
SCS109780 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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