



barnard marcus

Brighton Road, Sutton SM2 5SF



welcome to

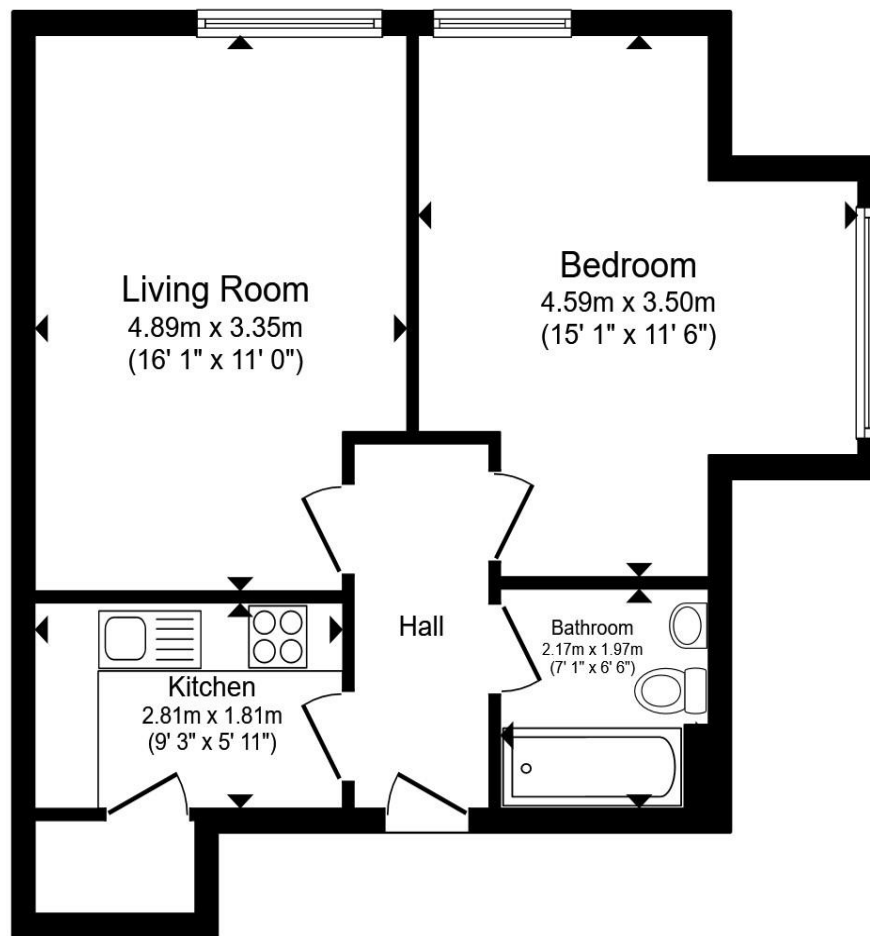
Brighton Road, Sutton

This one-bedroom flat in South Sutton is perfectly located for commuters and local amenities, just a short walk from Sutton and Belmont train stations and Sutton High Street. Offering a bright living space, double bedroom, and bathroom and kitchen with potential for modern updates, the property also benefits from valuable loft storage and allocated parking. With no onward chain, it's an ideal choice for first-time buyers or investors looking for a well-positioned home with room to add value. Inside, the flat offers a comfortable living space with a bright lounge, a good-sized bedroom, and a practical kitchen and bathroom. While perfectly usable as it is, the kitchen would benefit from a touch of modernisation, giving the new owner the chance to put their own stamp on the property and add value.

One of the standout features is the loft storage space, ideal for keeping things neatly tucked away. Outside, you'll find allocated parking, a real bonus in this popular area.

The property is offered chain free, making the buying process smoother and quicker. With its combination of location, convenience, and scope for improvement, this flat is a smart choice whether you're stepping onto the property ladder or adding to a rental portfolio.





Total floor area 48.1 m² (517 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- One double bedroom
- Spacious living area
- Kitchen with scope for modernisation
- Loft storage space
- Allocated parking

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1650.00

Ground Rent: 80.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110995



Property Ref:
SUT110995 - 0004

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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