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Brighton Road, Surbiton, KT6 5NJ

A truly stunning spacious two-double bedroom, two-bathroom ground floor apartment with a private south-west-facing courtyard garden and a secure underground parking space. Located within a short walk of the mainline station, High Street and the Thames. The many benefits include a striking contemporary living space with ample sitting and dining space and French doors opening onto the garden. The sleek, high-specification kitchen includes a huge sociable island, extensive units, high-end integral appliances and stone surfaces. The master bedroom suite includes fitted wardrobes, a sumptuous ensuite bathroom with a shower over the bath and French doors opening to the garden. The second bedroom also includes a coordinating ensuite shower room and fitted wardrobes. There is a welcoming entrance hall with a guest cloakroom. The secluded stone courtyard includes two brick storage sheds and rear pedestrian access. There is also a secure underground parking space. Council tax band F. Lease 111 years. We are informed the service charge is £4,407.25 pa. and ground rent £ 451.42 pa. An amazing home.

Guide Price £675,000 Leasehold

EPC Rating: C

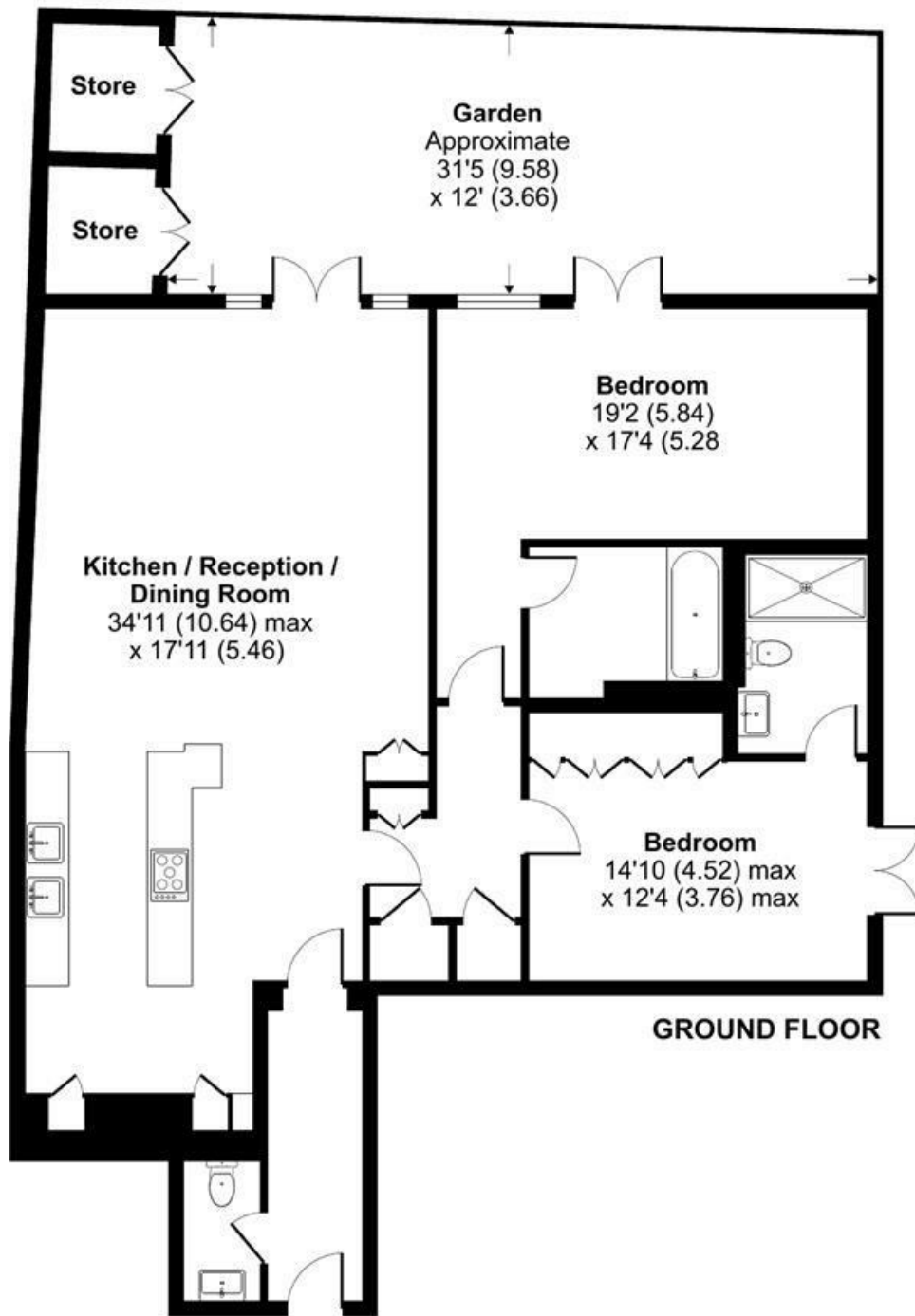
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Approximate Area = 1275 sq ft / 118.4 sq m

Outbuildings = 54 sq ft / 5 sq m

Total = 1329 sq ft / 123.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1283304

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		