



46 Sussex Road
South Croydon, CR2 7DA

Guide Price £385,000



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Welcome to this charming Victorian 2 bedroom semi-detached cottage, perfectly situated in a fantastic location close to South Croydon mainline station. This home is an ideal choice for those seeking convenient access to daily commutes and all local amenities.

Step inside to find a convenient entrance lobby, setting the tone for the welcoming and practical layout throughout the property. Upstairs, you'll discover a well-appointed family bathroom, designed to cater to all your needs with ease.

The property boasts several attractive features, including a useful dry cellar for storage, elegant solid oak flooring throughout, and two generous storage spaces at the rear of the property. Additional benefits include gas central heating and a delightful rear garden, perfect for relaxation and outdoor enjoyment.

The sellers are currently in situ, ready to offer you a seamless transition into your new home. Don't miss out on this wonderful opportunity!





Entrance Lobby
12'11" x 3'3" (3.96m x 1.00m)

Hallway
2'8" x 2'11" (0.82m x 0.91m)

Living Room
11'10" x 12'1" (3.63m x 3.69m)

Dining Room
12'1" x 12'2" (3.7m x 3.73m)

Kitchen
11'3" x 6'7" (3.43m x 2.02m)

Landing
2'9" x 2'10" (0.85m x 0.88m)

Bedroom 1
12'0" x 12'2" (3.68m x 3.73m)

Bedroom 2
12'3" x 8'6" (3.74m x 2.61m)

Hallway
12'2" x 3'4" (3.71m x 1.02m)

Bathroom
11'3" x 6'7" (3.45m x 2.03m)

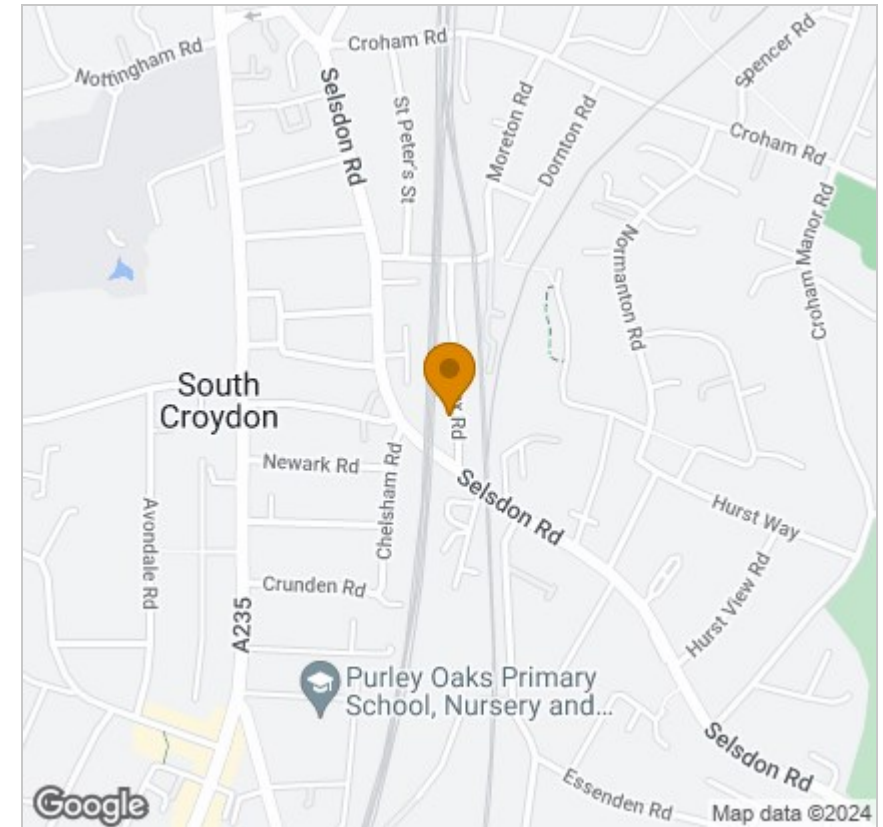
Cellar



Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

