



**\*TWO DOUBLE BEDROOMS SPLIT LEVEL FLAT\* \*15' 7" into bay x 13' 3" (4.74m into bay x 4.04m) LOUNGE\***  
**\*TOP FLOOR BEDROOM ONE 16' 4" x 15' 5" (4.99m x 4.70m)\* \*BEDROOM TWO 13' 1" x 12' 2" (4.00m x 3.71m)\***  
**\*OWN GARDEN\* \*NO ONWARD CHAIN, EXTENDED LEASE ON COMPLETION\***

**A LARGE TWO DOUBLE BEDROOM FLAT OCCUPYING THE FIRST AND SECOND FLOOR OF THIS VICTORIAN BUILT PROPERTY.** The property outside also has the rear section of Garden and is located on the edge of the North Downs. A delightful location within half a mile of Coulsdon South Station, ideal for a Commuter, and less than a mile from Coulsdon Town Centre! On the First Floor there is a Lounge, separate Kitchen and a large second Bedroom with a Bathroom and separate WC. The main Bedroom is within the loft space with far reaching westerly aspect views. **UPDATING IS REQUIRED, EXTENDED LEASE UPON COMPLETION, NO ONWARD CHAIN!**

**Downs Road, Coulsdon, Surrey CR5 1AA**

**ASKING PRICE: 'Offers in Excess of' £250,000 LEASEHOLD**



### DIRECTIONS

From Coulsdon Town Centre proceed along the A23 towards Redhill, at the first roundabout just outside Coulsdon, take the second exit sign posted Old Coulsdon. Downs Road is the second turning on the right hand side, bear right along Downs Road with the houses on your right hand side, the property is on the right hand side just before the road bears right up a slight hill.

### LOCATION

An ideal location on the edge of the North Downs with stunning views and walks towards Chaldon and across open meadow land and valleys.

In the opposite direction within a quarter of a mile there is access to the mainline into Central London, Gatwick Airport and the South Coast via Coulsdon South Railway Station.

Coulsdon Town Centre has several Supermarkets, local shopping facilities and a regular Bus Service through Coulsdon towards Croydon.

### **A CONVENIENT AND PICTURESQUE PLACE TO LIVE.**

## ACCOMMODATION

### COMMUNAL HALLWAY

Part panelled and glazed front door, original tiled flooring, door to the Ground Floor Maisonette and a separate door to the First Floor Flat and stairs leading to the first-floor landing.

### LANDING

A split-level Landing with an additional staircase leading to the Main Bedroom.

### LOUNGE 15' 7" into bay x 13' 3" (4.74m into bay x 4.04m)

Double glazed bay window to the front aspect with views to the right towards the North Downs. There is a 'Period' open fireplace with decorative tiled inserts, TV point.

### KITCHEN 9' 11" x 8' 3" (3.03m x 2.51m)

Double glazed window to the side, wall mounted gas fired hot water heater. Range of wall and base units with tiled surrounds and worktops incorporating a single bowl sink unit with a mixer tap and cupboards under. Built in larder with a window to the side, space for a fridge and space and plumbing for a washing machine. Built in **STOVES** oven with a four ring electric hob and an extractor fan above, wood effect flooring.

### BEDROOM TWO 13' 1" x 12' 2" (4.00m x 3.71m)

Double glazed window to the rear, 'Period' style fireplace.

### BATHROOM

Double glazed frosted window to the front with a vanity cupboard below, bathroom suite comprising of a tiled panelled bath and a separate shower cubicle with a wall mounted electric shower and shower curtain, pedestal wash hand basin and tiled surrounds.

### SEPARATE WC

Double glazed frosted window to the side, fitted low flush WC.

## SECOND FLOOR ACCOMMODATION

### LANDING

Useful recess area, door to:

### BEDROOM ONE 16' 4" x 15' 5" (4.99m x 4.70m)

A large main Bedroom with a double glazed window to the rear with views. Ample space for wardrobes and free standing furniture.

### OUTSIDE

### OWN SECTION OF REAR GARDEN

This is accessed via a locked gate to the right hand side of the property next to the driveway. The owned rear section of the garden is mainly laid to lawn with hedgerow borders.





**LEASEHOLD INFORMATION**

**LEASE TERM:** 99 Years from the 25/3/1983 - will be extended to 125 years unexpired, therefore 166 years from 25/3/1983.

**GROUND RENT:** £20 Per annum and set to increase every 33 years to £40 and £60 respectively.

**MAINTENANCE/SERVICE CHARGE:** Shared as per lease terms.

**BUILDING INSURANCE:** £321.45 pa – 2024.

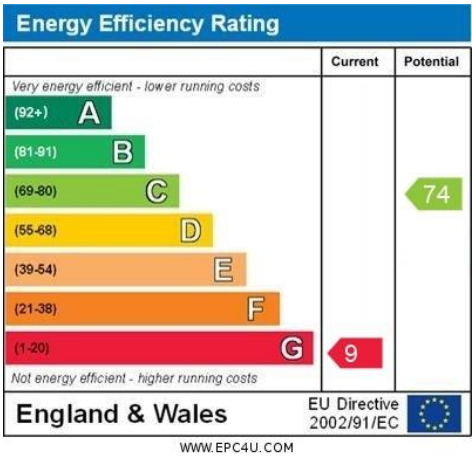
**GROUND RENT:** £20 Per annum and set to increase every 33 years to £40 and £60 respectively.

**COUNCIL TAX**

The current Council Tax Band is '**D**', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

12/5/2025

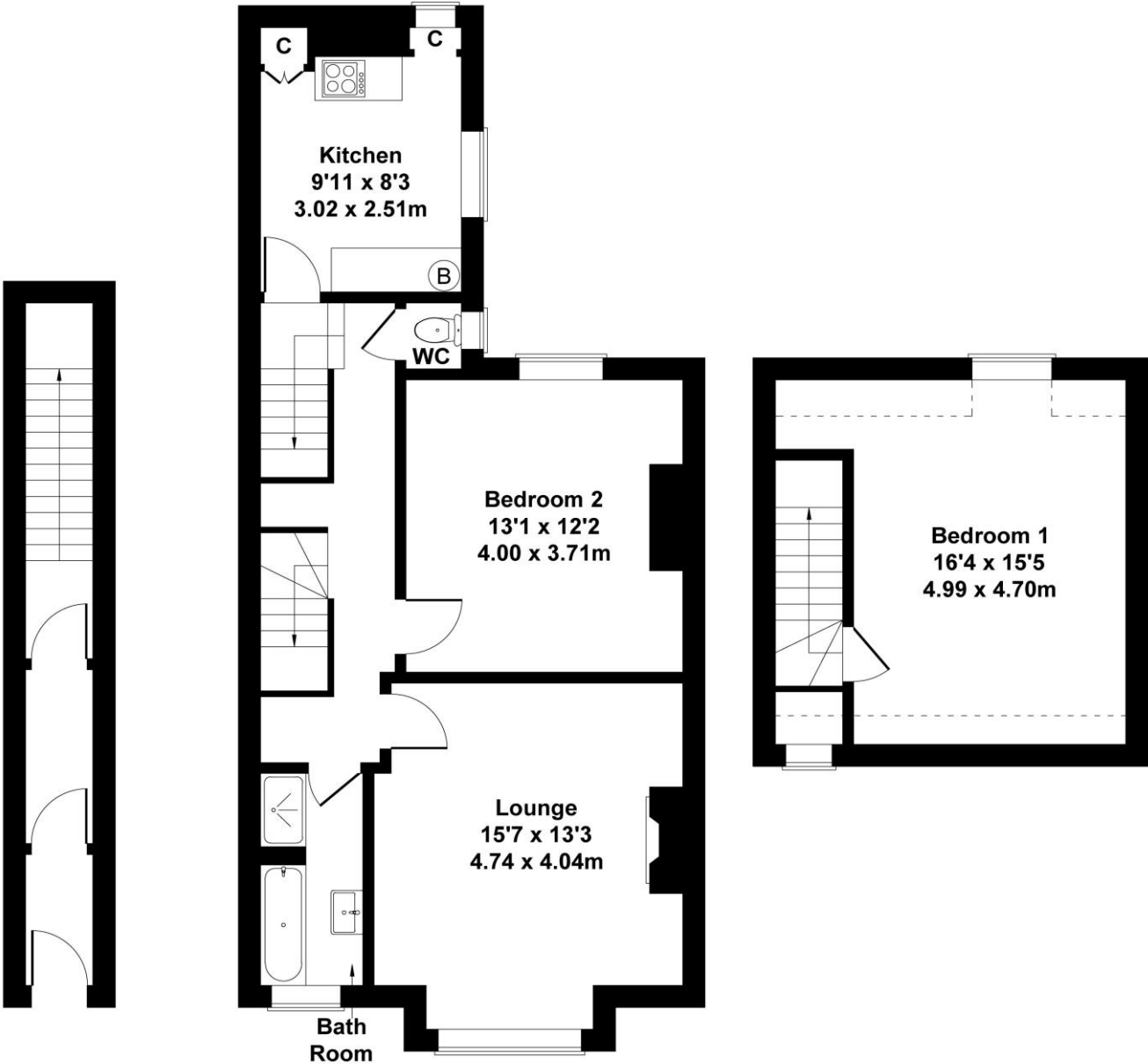
**ENERGY PERFORMANCE CERTIFICATE**  
**(EPC)**



**FLOORPLAN**

**Downs Road, Coulsdon**

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



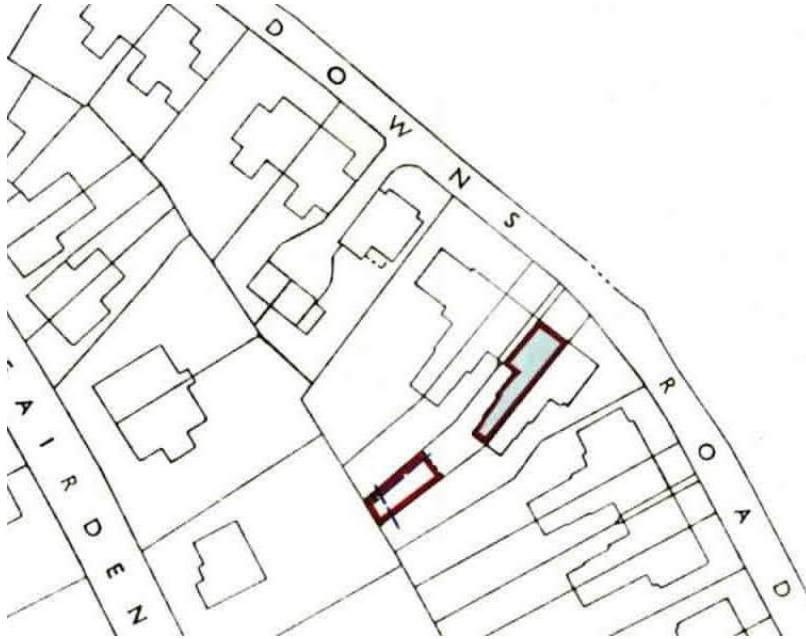
**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





**TITLE PLAN SHOWING FLAT & GARDEN**

#### **DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

**MONEY LAUNDERING REGULATIONS 2003 :** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

**PA. Jones Property Solutions, Residential Sales & Lettings**  
**77-79 High Street, Caterham, Surrey CR3 5UF**  
**Sales: 01883 348035 Lettings: 01883 343355 Email: [info@pajonespropsolutions.co.uk](mailto:info@pajonespropsolutions.co.uk)**  
**[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)**