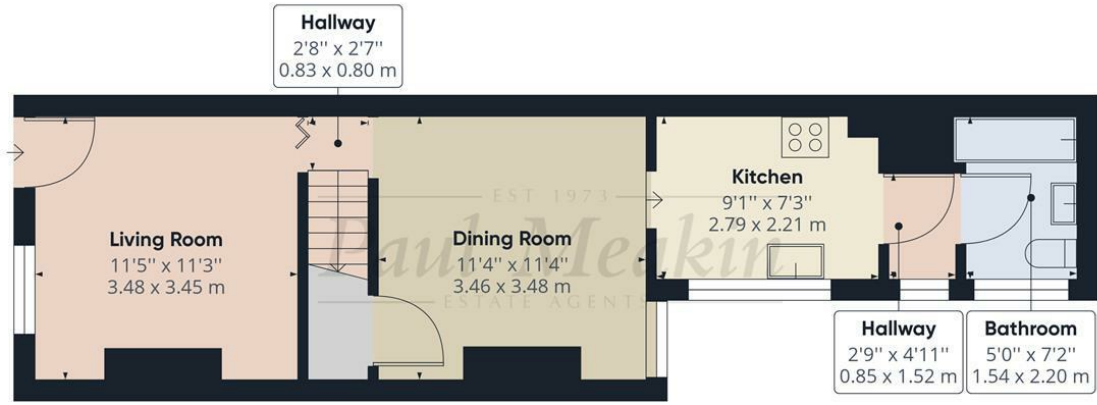




EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**£385,000** Sussex Road, South Croydon, CR2 7DD



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 660.46 ft<sup>2</sup>  
 61.36 m<sup>2</sup>

(1) Excluding balconies and terraces.

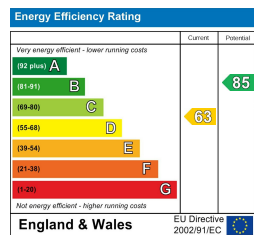
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



We would like to welcome to the market with no onward chain this two bedroom mid terraced family home. This property is conveniently located for South Croydon Train Station, frequent bus services, South Croydon's variety of bars, restaurants & nightlife, as well as local schools.

Internally the property offers two separate reception rooms, fitted kitchen, downstairs fitted bathroom, two double bedrooms, rear garden and double glazing. Call now to view. Freehold/ Croydon council tax band C / EPC D.



TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



## VIEWING NOTES

Living Room

11'5" x 11'3" (3.48 x 3.45 )

Hallway

2'8" x 2'7" (0.83 x 0.80)

Dining Room

11'4" x 11'5" (3.46 x 3.48)

Kitchen

9'1" x 7'3" (2.79 x 2.21)

Bathroom

5'0" x 7'2" (1.54 x 2.20)

Landing

2'8" x 2'7" (0.83 x 0.81)

Bedroom

11'5" x 11'4" (3.48 x 3.46)

Bedroom

11'5" x 11'3" (3.49 x 3.44)

Garden

