

Sussex Road, South Croydon

Guide price £325,000

















Sussex Road

Approximate Gross Internal Area
634 sq ft / 58.93 sq m

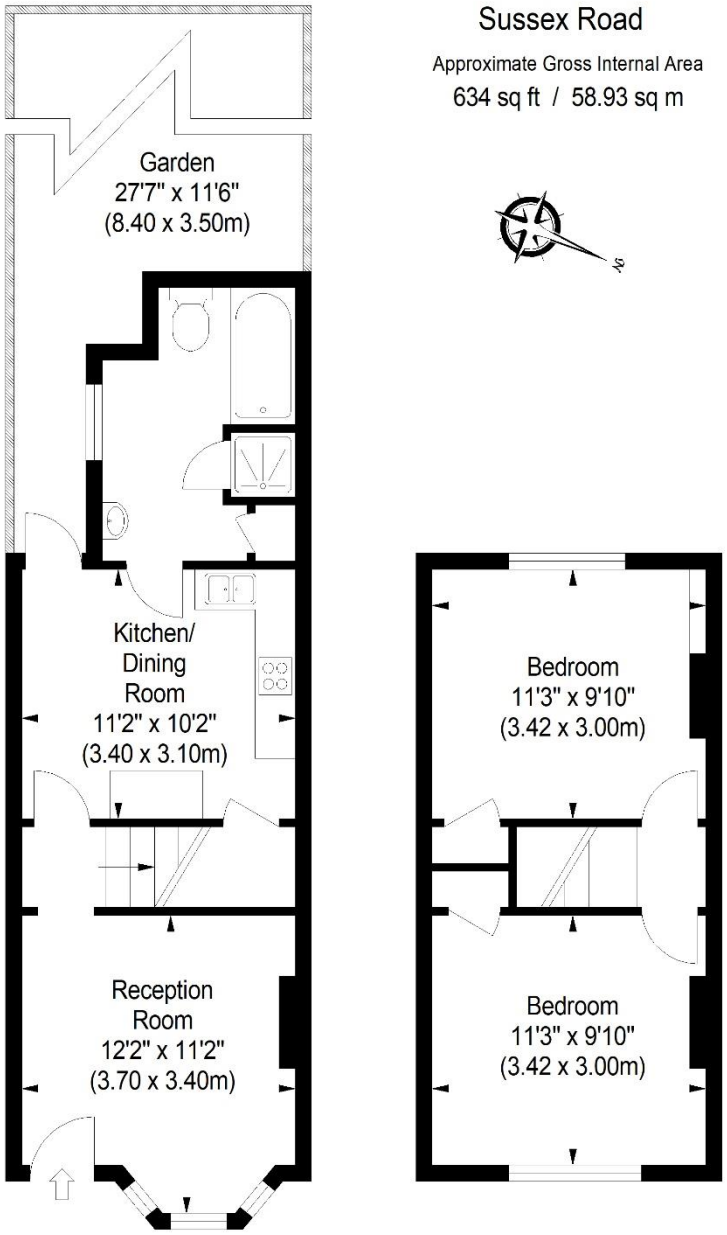


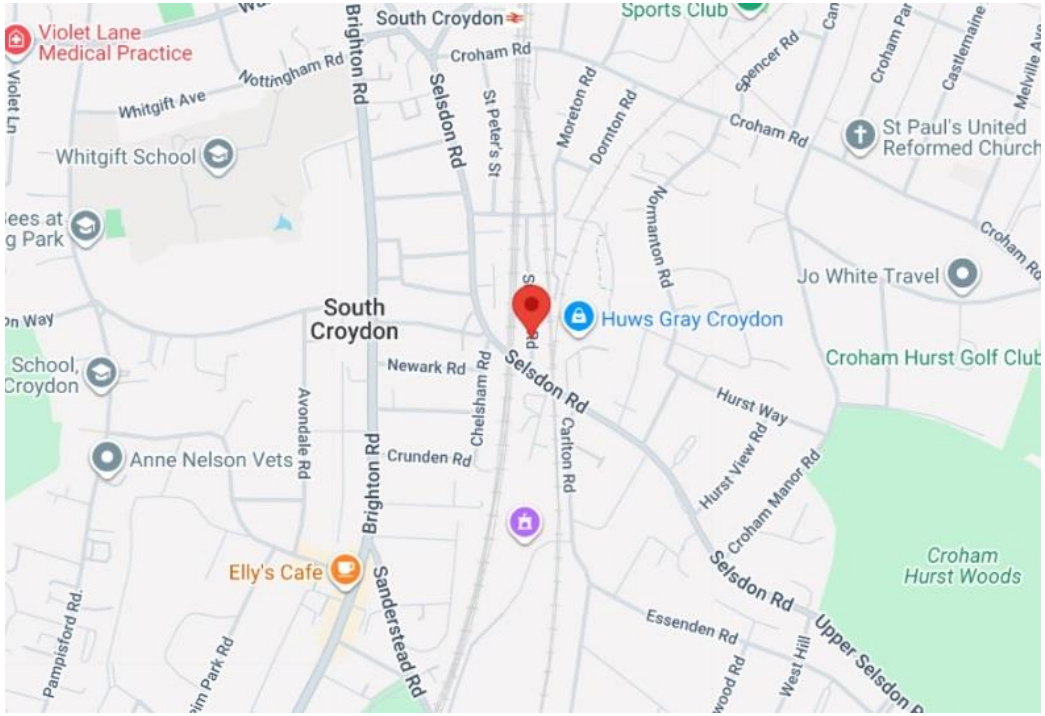
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- Two Double Bedrooms
- Period Terrace House
- Refurbishment Required
- 0.4 Miles from South Croydon Train Station
- Chain Free
- West Facing Rear Garden
- Excellent Local Amenities
- 11'2 x 10'2 Kitchen/Dining Room
- Four-Piece Bathroom Suite
- EPC EER D

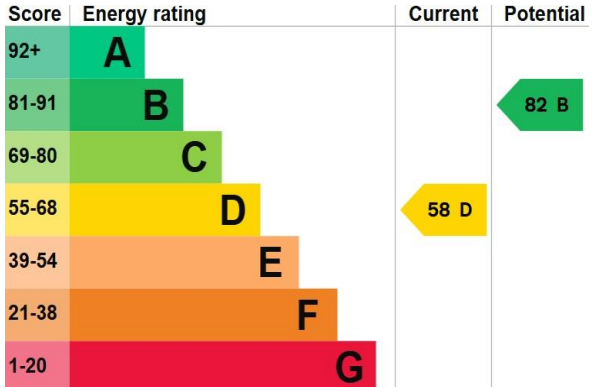


**** Chain Free ** Refurbishment Required ** A two double bedroom period terrace house situated on this popular residential road, conveniently located only 0.4 miles from South Croydon train station and moments from the 403 & 412 bus routes.**

With 634 SQFT of floor space, this bright & airy home boasts a west facing rear garden, has a spacious kitchen/dining room and a four-piece bathroom suite.

The accommodation comprises two double bedrooms (each with a fitted wardrobe cupboard), a bay-fronted living room, a full-width kitchen/dining room with understairs storage and a sizeable four-piece bathroom suite. The rear garden extends to 27' and favourably faces west, making it ideal for afternoon and evening sunshine.

Furthermore, this property sits within a short walk to Croydon's restaurant quarter which boasts a wide range of restaurants, wine bars & cafes and is within easy reach of the open green spaces of both Park Hill park, Lloyd park and Croham Hurst Woods. In our opinion this property would make an excellent long-term investment.



These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.