



**65a Brighton Road**  
Hooley Coulsdon, CR5 3EG

**£249,950**



## 65a Brighton Road

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Located on Brighton Road in the charming area of Hooley, Coulsdon, this delightful flat-maisonette is a hidden gem waiting to be discovered. Boasting one reception room, one bedroom, and a bathroom, this split-level first-floor property offers a unique living experience.

As you ascend the stairs to the first floor, you are greeted by double doors leading you into a spacious open plan lounge area, perfect for relaxing or entertaining guests. The kitchen with a breakfast area provides stunning views across woodland, creating a serene atmosphere for your morning coffee.

This property goes above and beyond with the added bonus of a loft area, offering extra accommodation space. While currently used as an additional bedroom by the owners, the versatility of this area allows for various possibilities to suit your needs.

The good decorative order throughout the property ensures a welcoming feel as soon as you step inside. The private rear garden, divided into a lawn area and a seating patio, provides a tranquil outdoor space to unwind after a long day.

Convenience is key with a parking space located at the front of the property, making trips in and out hassle-free. Although no planning approval or building regulations have been sought for the loft area, the cleverly designed electrical door hatch adds a touch of uniqueness to the space.

Don't miss the opportunity to make this charming property your new home. An internal viewing is highly recommended to fully appreciate all that this property has to offer.





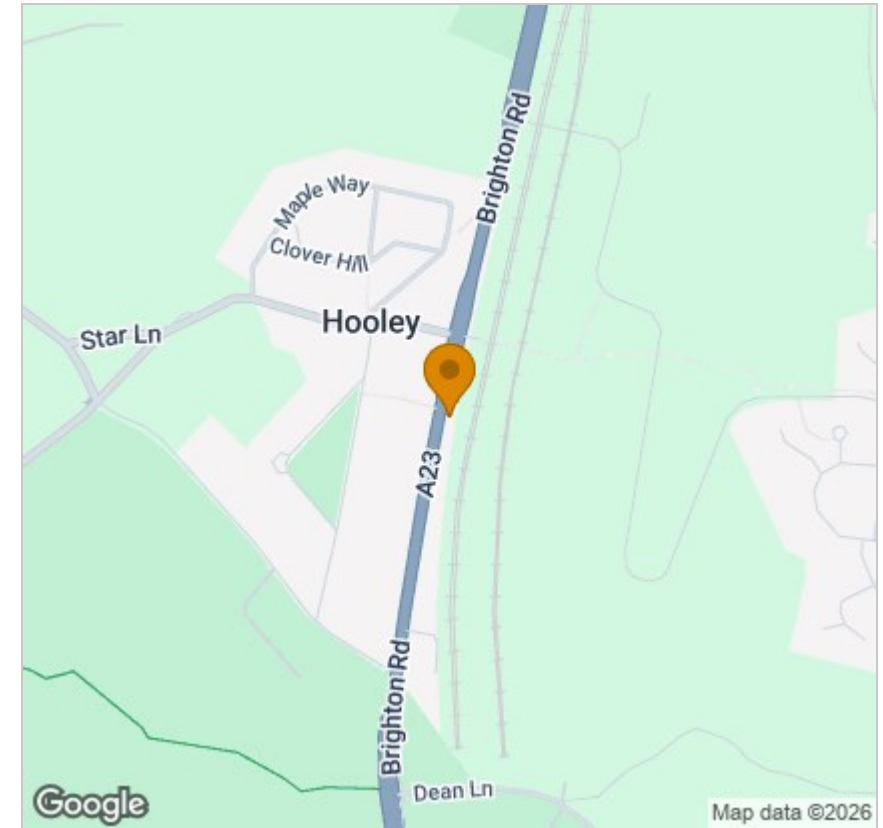
- front door
- small entrance hall
- stairs to first floor
- lounge
- kitchen-breakfast area
- bedroom
- shower room
- stairs to
- loft area
- rear garden
- parking space to front



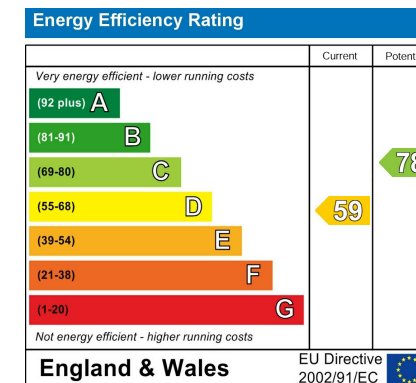
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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