P. A. Jones
Property Solutions
Your path to the right home
Residential Sales & Lettings

The Property Ombudsman
The Property Ombudsman LETTINGS
naea | propertymark PROTECTED

01883 348035

BRITISH PROPERTY AWARDS 2024
GOLD WINNER
ESTATE AGENT IN CATERHAM & WHYTELEAFE

THREE BEDROOM FIRST FLOOR MAISONETTE* *LOUNGE AND SEPARATE KITCHEN
DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING
LARGE STORAGE LOFT ACCESSED FROM THE HALLWAY* *OWN WEST FACING GARDEN TO THE REAR
IDEAL LOCATION FOR LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS

A FIRST FLOOR THREE BEDROOM MAISONETTE located within a popular residential road in Caterham on the Hill. The property has a good size Lounge and separate Kitchen and a modern Bathroom. There is also a large loft for storage which extends to the whole width of the maisonette, gas central heating and double glazed windows. Your own West Facing Garden is located to the rear of the property and is accessed via a private pathway to the side. SHARE OF FREEHOLD WITH 149 YEARS UNEXPIRED ON THE LEASE!

Addison Road, Caterham, Surrey CR3 5LR
Offers in Excess of: £280,000 Leasehold with a Share of Freehold

rightmove.co.uk Zoopla Smarter property search PrimeLocation.com A member of OnTheMarket.com The Property Ombudsman naea | propertymark PROTECTED

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
www.pajonespropsolutions.co.uk

DIRECTIONS
From the High Street in Caterham on the Hill, proceed straight over the roundabout into Townend, at the junction turn left into Banstead Road, take the second right into Addison Road, the property is approximately halfway down the road on the left-hand side.

LOCATION
The property is located within half a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butchers, pharmacy, post office and other specialised shops. At The Village in Coulsdon Road there is also a Tesco supermarket.

The commuter has a choice of railway stations at Caterham Valley and nearby Whyteleafe with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6.

Caterham also benefits from a good selection of schools from nursery to secondary in both the private and public sectors. Coulsdon Common with many fine walks and woodland is also within a mile of the property. Other amenities include a sports centre at De Stafford School in Burntwood Lane and a good range of restaurants, pubs and High Street shops in Caterham Valley.

A GREAT AREA TO LIVE CLOSE TO TOWN AND COUNTRYSIDE.

ACCOMMODATION

GROUND FLOOR ENTRANCE
Part double glazed and panelled front door. Staircase to the first floor. Double glazed window to the side.

FIRST FLOOR

HALLWAY
Double glazed window to the side. Airing cupboard with combination gas central heating boiler and gas meter and electric fuse box. Access to the loft with a ladder for storage.

LOUNGE *12' 2" x 10' 2" (3.71m x 3.10m)*
Double glazed window to the front, coved ceiling and picture rail. Double radiator, TV point and telephone point.

KITCHEN *10' 1" x 10' 4" (3.07m x 3.15m)*
Double glazed window to the rear. Space for a cooker, gas point within a fireplace recess, plumbing and space for a washing machine and dish washer. Range of wall and base units and some tiled splashbacks. Radiator, coved ceiling, inset spotlights. Wood effect flooring.

BEDROOM ONE *10' 2" x 11' 9" (3.10m x 3.58m)*
Double glazed window with rear aspect. TV point and radiator.

BEDROOM TWO *10' 5" x 9' 7" (3.17m x 2.92m)*
Double glazed window with front aspect. Radiator.

BEDROOM THREE *6' 9" x 6' 4" (2.06m x 1.93m)*
Double glazed window to the front. Radiator.

BATHROOM *6' 0" x 5' 8" (1.83m x 1.73m)*
Double glazed frosted window to the rear. White modern suite comprising of a wood panelled bath with a mixer tap and shower attachment. Pedestal wash hand basin and a low flush WC. Half tiled and wood panelled surrounds, inset spotlights. Heated towel rail.

WEST FACING OWN GARDEN
The property has its own rear garden, which is fully enclosed, entered via a private pathway down the side of the house. It is mainly laid to lawn and is enclosed to all sides.

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
www.pajonespropsolutions.co.uk

LEASEHOLD INFORMATION

SHARE OF FREEHOLD - Lease Term is 199 years from 1976

MAINTENANCE: No regular payment is made, however the two maisonettes are responsible jointly for the upkeep of the building.

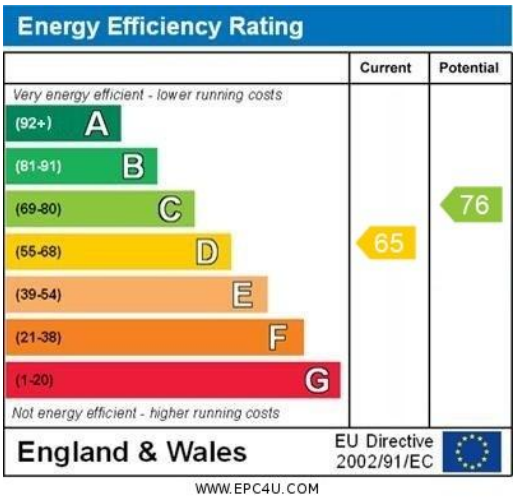
GROUND RENT: NIL

COUNCIL TAX: Band **'C' (Tandridge Council)** Their website address to fully confirm the Council Tax Band and amount payable is:

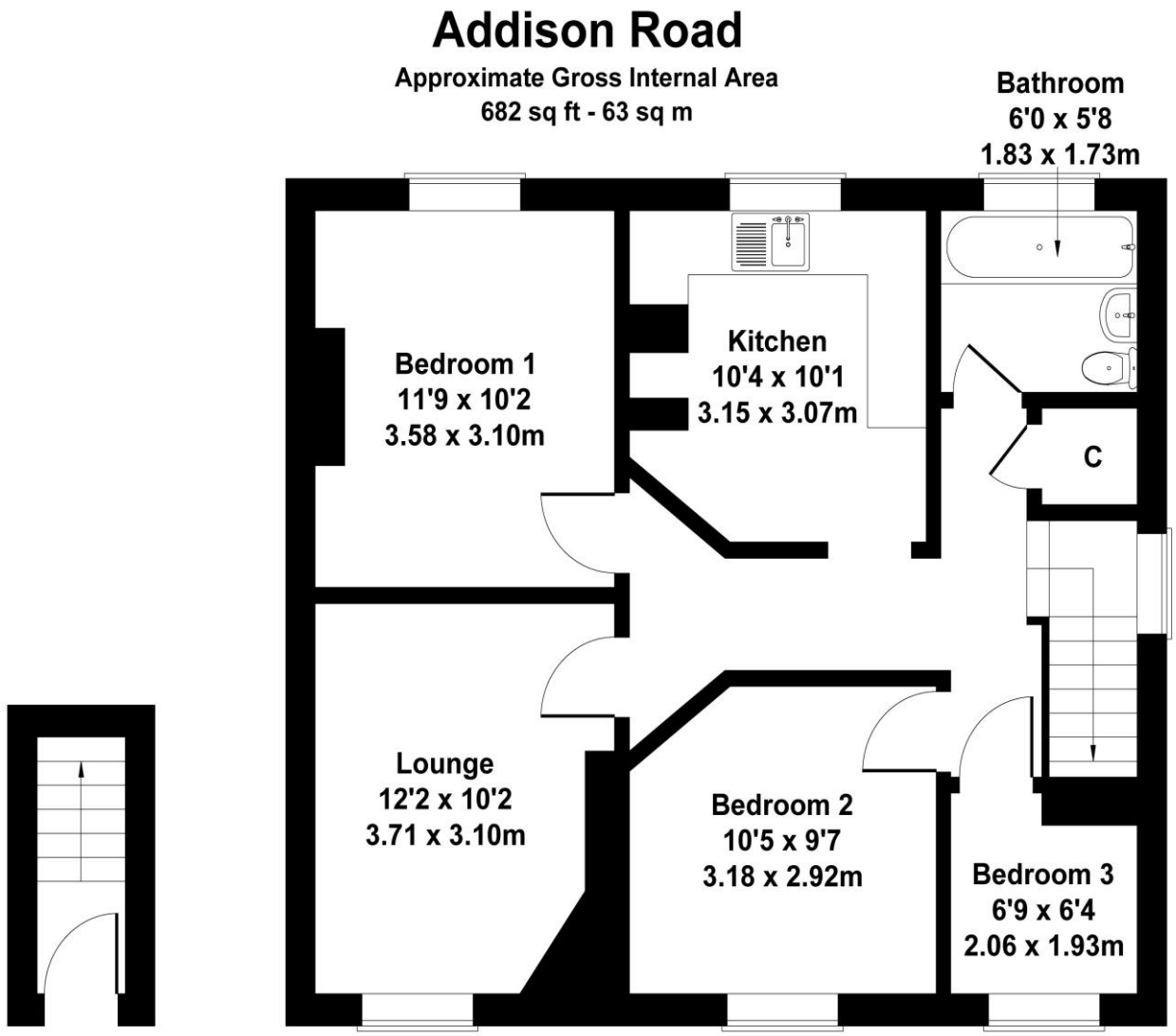
https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027.

2/7/2026.

ENERGY PERFORMANCE CERTIFICATE (EPC)



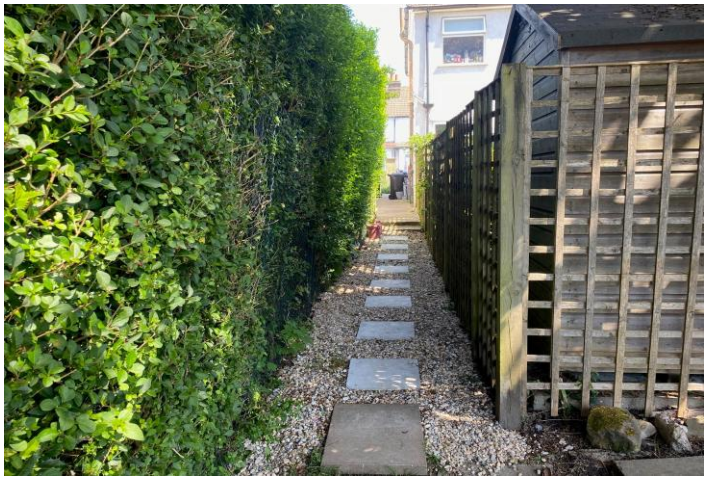
FLOORPLAN



GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.



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
www.pajonespropsolutions.co.uk