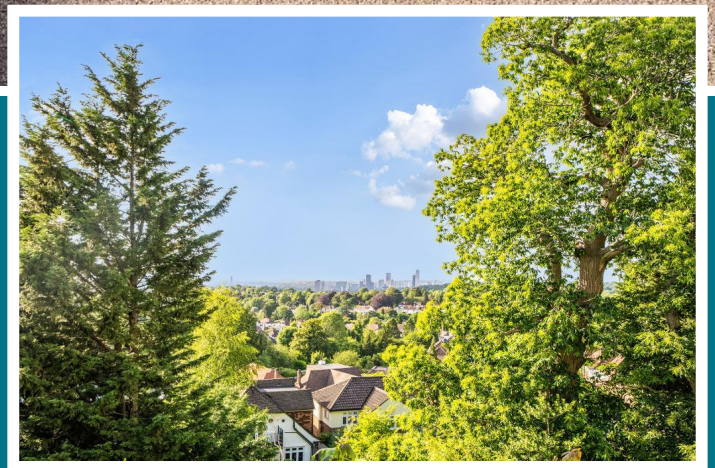
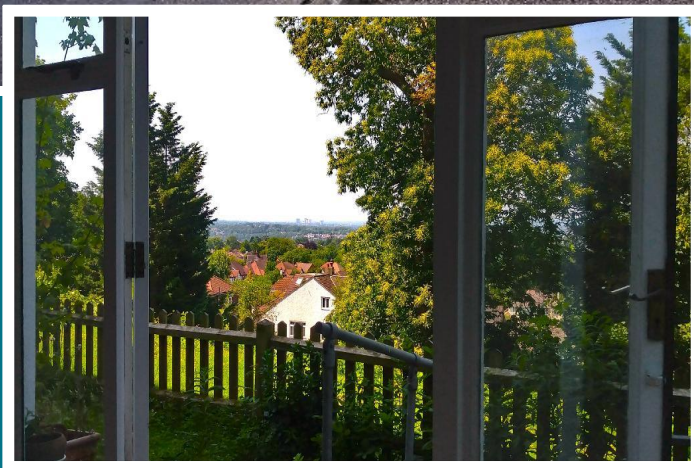


2 Bedroom Flat

Sanderstead Heights, 3 Addington Road, South Croydon, CR2 8RE

Offers Over

£425,000



- All Age flat built 1991 with 89 yrs left
- Two double bedrooms one with ensuite
- Chain Free and beautifully presented
- Dogs permitted with Landlord's consent
- subject 25 yearly review based on 1/1500
- Council Tax Band: D
- Unusual large private garden with views
- Allocated parking space. Chain Free.
- Service charge approx. £2650 p/a
- Ground rent currently £288 p/a and
- Guide price £445,000



2 Bedroom Flat

Sanderstead Heights, 3 Addington Road, South Croydon, CR2 8RE

Offers Over

£425,000

Property Description 1990s All Age Apartment - Chain Free

Built in the early 1990s as a forward-thinking example of modern apartment living, this well kept development continues to stand out today and not only for its far reaching views towards Sutton to the west and Croydon's skyline to the north, but for something truly special: its own private lawned garden. Accessed directly from both the lounge and a bedroom through wide double patio doors, this garden is not a token patch but a genuine outdoor room; secluded, peaceful and large enough to live in, dine in and enjoy as an extension of the home.

Set back from the main road yet wonderfully convenient, the apartment sits just five minutes' walk from the village shops, reached safely via the pelican crossing beside the block. The route takes you passed the picturesque pond and Gruffy Park, adding a charming sense of village life to everyday errands. Pets are welcome too, with dogs permitted subject to landlord consent, not to be unreasonably withheld.

Inside, the apartment offers two generous double bedrooms, one with built-in storage and both served by excellent additional storage in the private hall. The kitchen is deep, well equipped and spacious enough for a breakfast bar, making it a practical and sociable space. The main bathroom is modern and smart, complemented by the luxury of an en-suite to the master bedroom, giving the home a level of comfort and privacy rarely found in properties of this era.

The living room opens directly onto the garden, inviting you to throw open the doors and let the invigorating hilltop breeze drift through the home. Heated by a gas fired central heating system, the apartment remains warm and welcoming throughout the year, yet can be transformed into a light, airy retreat on brighter days.

A well maintained block with a strong sense of community, it also benefits from the convenience of a private parking space close to the entrance, making daily life smooth and effortless.

Imagine early mornings here: stepping into your private garden with a coffee, newspaper in hand, collected moments earlier from the newsagent just a short stroll away, all while enjoying those panoramic views that make this apartment feel elevated in every sense.

This is modern village living with space, privacy and personality; a home that offers far more than expected, and one that will appeal to buyers seeking something genuinely unique.

Location

Area Description: Sanderstead Heights

Sheltered discreetly away from the main Limpsfield Road, Sanderstead Heights enjoys a wonderfully private position that feels tucked back from the world, yet remains just moments from the heart of this historic village. Within a five minute level walk, crossing the pelican lights outside, you step directly into Sanderstead's Domesday recorded centre, once a quiet agricultural hamlet and still crowned today by the iconic thirteenth century All Saints Church, whose tower is visible from the entrance to the development.

Despite its peaceful setting, the location is exceptionally well connected. Bus stops are only seconds away on foot, offering effortless travel in every direction: south into Surrey, east to Selsdon Village with its National Trust owned bird sanctuary, or west towards Purley and Sanderstead Station, just five minutes by bus. see this map for the walking and bus route <https://maps.app.goo.gl/xcx7gse9vKvLUHnh6> From the station, commuters enjoy direct, change free services to London Bridge and London Victoria in around 25 minutes, making central London remarkably accessible.

Sanderstead itself provides a warm, village style lifestyle with all the essentials close at hand. There is a Waitrose, a selection of convenience shops, a Costa, popular restaurants for meeting friends, and even a creative arts and crafts workshop. The Church Hall acts as a genuine community hub, hosting everything from yoga and art classes to all age gatherings throughout the year.

For dog owners with pets permitted subject to landlord consent; the area offers superb green spaces. The large Sanderstead Recreation Ground includes a well loved children's playground, while the neighbouring Gruffy provides a charming wooded area and pond fed by a natural spring, one of the highest points in the South East. It is a place of quiet reflection, framed by far reaching views across South London, yet with every convenience only minutes away. A little farther is the NT run Selsdon Bird Sanctuary with car park, see here <https://tinyurl.com/ytve6rp5>

A rare combination of tranquillity, heritage, community and connectivity; this is Sanderstead at its most appealing.

Property Description

Ground Floor

Hallway - The shared external entrance is in the southern corner of a landscaped forecourt providing an attractive approach to the building. There is secure door opening and an intercom, which leads to a recently refurbished internal shared entrance hall to the front door. The entrance hall has the advantage of a hall cupboard which is deep and tall, for coats shoes as well as an ironing board and umbrellas, for instance. GCH radiator. Coved cornices with carpet and a bright, warm colour scheme repeated throughout.

Living Room - Double doors lead to the double aspect living room spanning east to south west opens directly onto the garden, inviting you to throw open the doors and let the invigorating hilltop breeze drift through the home. There is a small patio area next to the patio doors for seating. GCH Radiator and double glazed. Coved cornices. Ample space for



sofa and chairs and a dining set.

kitchen - South facing and light with smart integral spot lights. A large range of cupboards and drawers with space for washing machine or washer dryer and integrated dishwasher. Induction hob and extractor over. As seen in other kitchens within the building, space for a breakfast bar and chairs. Ample cooking preparation space and space for a good size of fridge freezer. GCH radiator.

Bedroom 1 - A generous double bedroom, with the advantage of a built-in wardrobe. GCH radiator, coved cornices and a double patio door to a south facing and substantial private garden, fenced off from the rest of the development. With en-suite three piece bathroom described here.

Bedroom 2 - North east facing aspect for the dawn light. A second double bedroom also with built-in wardrobe. coved cornices. GCH radiator. Carpeted with soft, neutral decor.

Bathroom - The main three piece bathroom is modern and smart, complemented by the luxury of an en-suite to the master bedroom, with a fully tiled shower over bath with wall mounted thermostatic control for the shower off the apartment's main gas fired water and heating. Heated towel rail and storage. Spot lighting and extractor.

Ensuite - A spacious and beautiful en-suite bathroom to the master bedroom, giving the home a level of comfort rarely found in properties of this era. Laminate flooring with a small step up to the modern, fully tiled shower cubicle with wall mount thermostatic control for the heating that comes off the main system heated via the combination boiler in the kitchen. Integrated wash hand basin within a large vanity unit providing plenty of additional storage space.

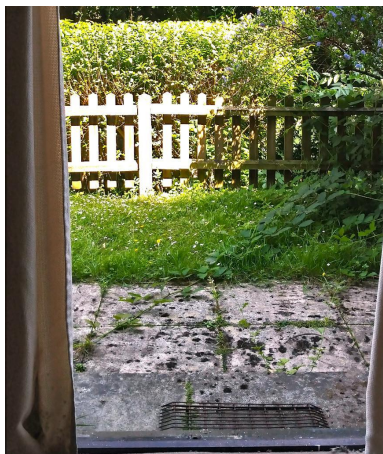
Exterior

Consumer Note - No appliances or warranties are to be tested or examined by us.

A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any other questions they may have such as local consents or questions about the area and the sale contract must prevail.

Garden - A fenced off and extensive area of private garden as represented on the Land Registry title plan here. The garden aspect spans east to south west so it enjoys the sun through the day and the master bedroom and living room both open on to this garden which is mostly laid to lawn but with the potential to add decorative plants, within reason, and subject to any permission required of the Landlord and the Managers. The garden is accessed via double glazed patio doors for utmost convenience from both the living room and the main bedroom. From the garden far reaching views are enjoyed from Sutton right across to the Croydon town centre with constantly changing and impressive skylscapes.



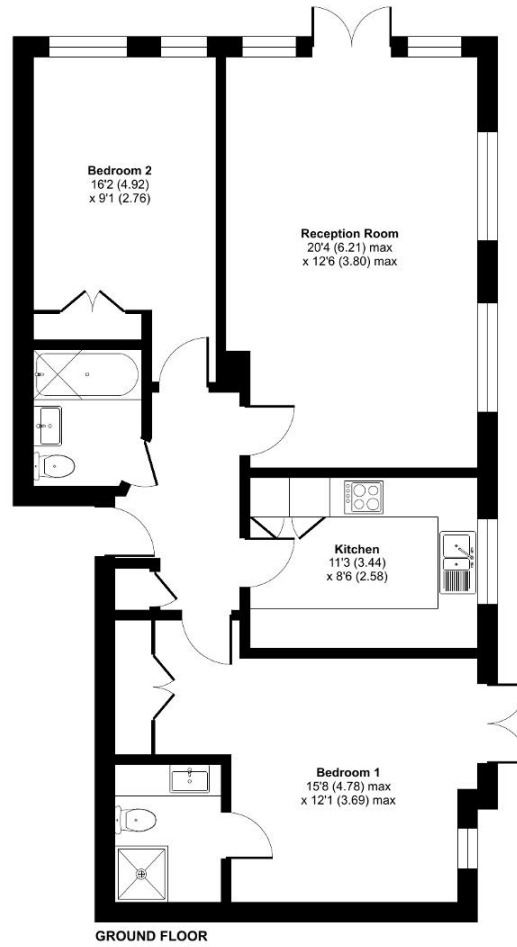




Floorplan(s)

Addington Road, South Croydon, CR2

Approximate Area = 834 sq ft / 77.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2026. Produced for Hannah James Estates. REF: 1472329

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

All Age flat built 1991 with 89 yrs left
Service charge approx. £2650 p/a
Ground rent currently £288 p/a and
subject 25 yearly review based on 1/1500 of value.

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