

FOLKLANDS



NUMBER
ONE
WEST HILL

WEST HILL, SOUTH CROYDON

GUIDE PRICE £325,000











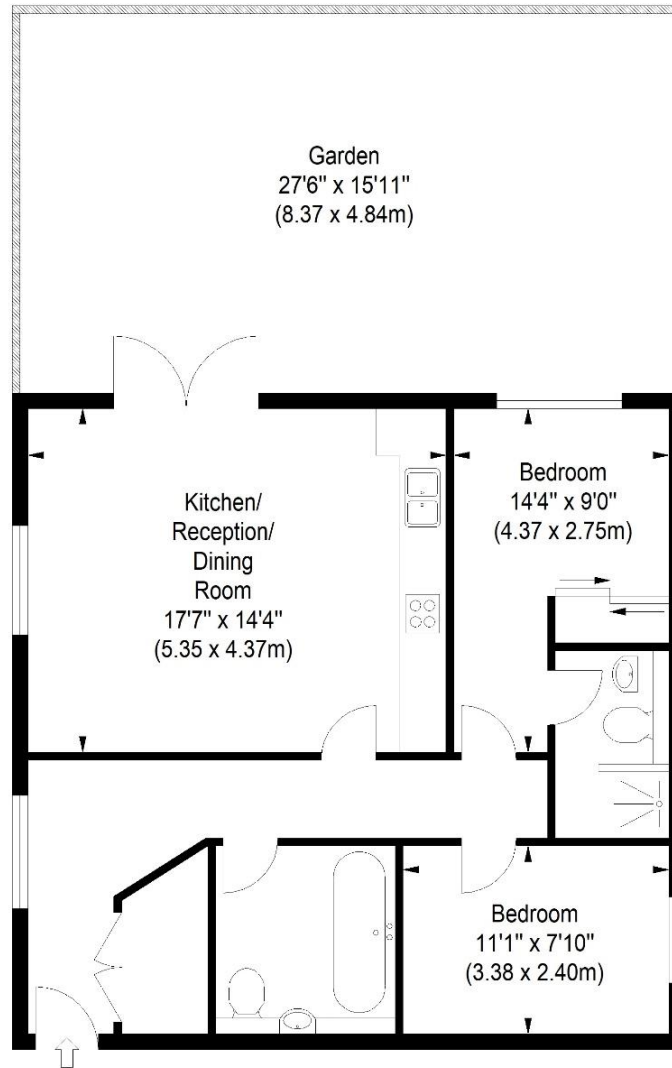






West Hill

Approximate Gross Internal Area
706 sq ft / 65.60 sq m



Ground Floor

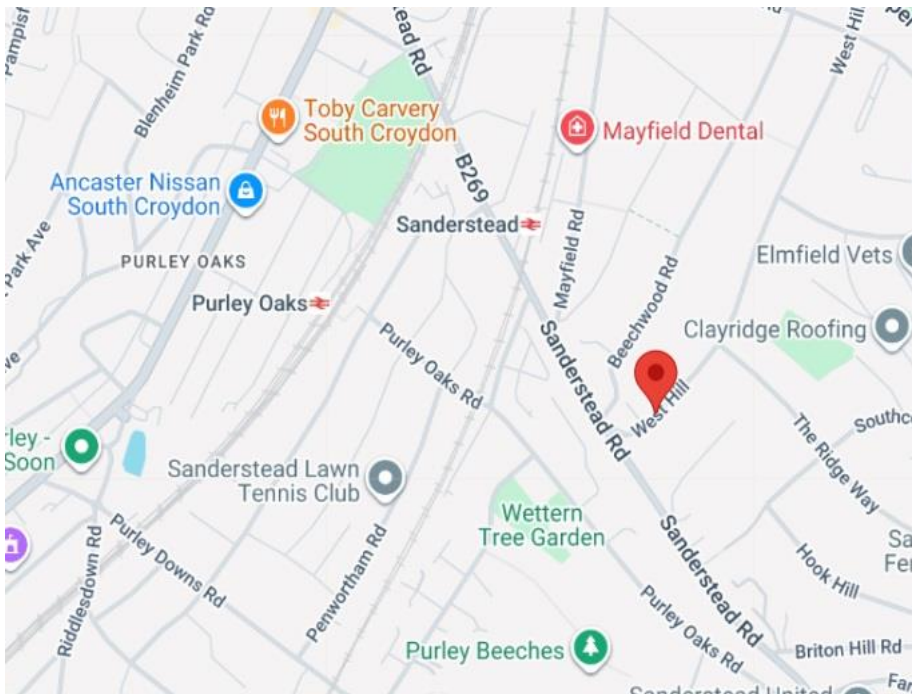
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOMS & TWO BATHROOMS
- ❖ GROUND FLOOR APARTMENT
- ❖ PRIVATE REAR GARDEN
- ❖ NEWLY BUILT IN 2016
- ❖ ALLOCATED PARKING SPACE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER B



A well-presented two bedroom & two-bathroom ground floor garden flat forming part of this modern apartment block which was built in 2016. Situated within this desirable residential area, the property is conveniently located only 0.2 miles from Sanderstead train station & 0.4 miles from Purley Oaks train station.

This bright & spacious apartment enjoys a favourable position within the development; it is fully double glazed and features underfloor heating. Externally, the property benefits from a private rear garden and has an allocated parking bay.

The accommodation comprises a main bedroom with fitted wardrobes & an en-suite shower room, a second bedroom, a three-piece family bathroom with shower over-bath, a generous entrance hallway with large utility cupboard and a 17'7 x 14'4 living room with a contemporary fitted kitchen & direct access onto the private rear garden.

Furthermore, this property sits moments away from an array of local shops, cafes & restaurants, it is only minutes away from both South Croydon recreation ground & the pretty Wettern Tree gardens and is within an easy reach of both Purley & Croydon town centres.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |