

2 Bedroom Apartment

2 Mitchley Hill, Sanderstead, CR2 9DT

Offers in Region of
£400,000



- Chain free and top floor & Share of Fhld
- Allocated parking and long balcony
- Two Dble bedrooms one with Ensuite
- Share of Freehold Lease over 900 years
- Underflr heating + thermostatic controls
- Council Tax Band: D

- No ground rent and v low service charge
- Separate bathroom, Ample storage
- 2 mins from 403 bus to Sanderstead BR
- Dual aspect
- Guide Price £390,000
- Ground Rent: £0.00
- Service Charge: £1500.00



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Exceptional Top Floor Apartment with Rare Oversized Balcony & Modern Luxury Throughout. This beautifully appointed top floor apartment offers a standout blend of modern comfort, sleek design and village convenience; crowned by an exceptionally large private balcony, accessed by two sets of doors, a feature rarely found in contemporary developments and one that immediately sets this home apart. Inside, the property is finished with sleek hot water underfloor heating, eliminating the need for radiators and creating clean lines and generous wall space for furniture. The apartment is double glazed throughout and enjoys excellent natural light, with views stretching over Limpsfield Road towards the Holy Family Church and across the treetops of Kings Wood.

The layout is both practical and inviting. The L-shaped living room provides a natural zone for dining, relaxing and entertaining, while the modern fitted kitchen; notably the only separate kitchen in the block and offers a rare sense of privacy and distinction. Storage is unusually generous, with copious built in cupboards from the hallway through to both bedrooms.

The main bedroom features a contemporary ensuite bathroom, while the second separate bathroom is also of excellent size, fitted with modern sanitary ware and ideal for guests or family. The apartment only has one adjoining wall too, adding to its sense of privacy and seclusion. Outside, the balcony is a true delight; finished with attractive weatherboarding that blends into the green surroundings, giving it a natural, almost woodland feel. Its impressive depth and width make it perfect for gardeners, with ample space for flowering plants, evergreens, fruit trees or even a small vegetable garden. With its easy access from the living space, it becomes an extension of the home throughout the warmer months.

Practical benefits are exceptional:-

Allocated parking sits conveniently close to the building entrance, level and easily accessed from Mitchley Hill.

Visitors can park, just around the corner beside Sanderstead Recreation Ground or on Mitchley Hill or Village Way.

No ground rent, a very long lease, and a share of freehold, provide long term security and low ongoing costs. The owners highlight the advantage of the second floor position: while there is no lift, the gentle daily climb offers a welcome fitness boost and helps keep the service charge extremely low at around £1,500 per year.

In all, this is a low cost, luxurious, modern apartment offering rare outdoor space, excellent storage, contemporary comfort and unbeatable access to transport, schools and village amenities; a perfect home for those seeking convenience without compromise.

Location

A Modern, Top Floor Sanctuary in the Heart of Sanderstead
This modern and luxurious top floor apartment offers an exceptional blend of comfort, convenience and village lifestyle, complete with allocated parking and neat underfloor heating linked to a gas fired central heating system powered by a modern combination boiler. Every detail has been considered to create a warm, efficient and contemporary home. Positioned in one of Sanderstead's most connected pockets, the property is ideal for both commuters and those who prefer to stay local. For residents without a car, transport is effortless: the 403 bus stop is just two minutes on foot, providing swift links into central Croydon, stopping outside Sanderstead Station in around ten minutes, and continuing south through Warlingham village with its historic pubs and popular restaurants. Nature lovers will appreciate being moments from green open spaces. The ancient Kings Wood is roughly a ten minute stroll, while Mitchley Wood is even closer at around five minutes and just beyond that the City of London Corporation owned Riddlesdown Common where fallow deer are spotted. The Sanderstead Recreation Ground, just two minutes away, is a cherished local space for dog walkers, football, cricket, and long summer evenings on the benches watching the sun set over one of the highest points in the South East. Daily convenience is superb. A short five minute walk brings you to the Sanderstead and Mitchley Hill parades, home to a Costa Coffee, craft shops, a Waitrose, laundrette, and two well loved restaurants. Heading south, the 403 continues to Warlingham's bustling village centre, offering further eateries and traditional pubs. Families will find the location exceptionally well placed for schooling. The apartment sits close to Atwood and Gresham primary schools, while older students benefit from proximity to the hugely popular Riddlesdown Collegiate, with Warlingham School & Sixth Form College easily reached by bus. Both are regarded by alumni as strong gateways to excellent university pathways. For those who enjoy wider exploration, the home sits at the junction of three key routes: towards Sanderstead and central Croydon, towards Warlingham and Westerham (around 20 minutes), and towards Riddlesdown Station, connecting onwards to Purley where the Gatwick Express runs to the airport in approximately 15 minutes. Sanderstead itself is steeped in heritage, centred around its 13th century church, yet full of life with local clubs, guides, scouts, yoga groups and art societies. Further afield, the National Trust owned Selsdon Bird Sanctuary <https://tinyurl.com/Selsdon-NT-Bird-Sanctuary> offers beautiful woodland walks and a convenient car park. The apartment's location is superb and moments from Sanderstead Recreation Ground, close to Kings Wood and Mitchley Wood, and within easy reach of Sanderstead and Riddlesdown stations. By car, you can be at either station in around five minutes, and from there reach London Bridge or Victoria in approximately 25 minutes. For families, schooling is exceptional, with options from age 2 to 18 all within close proximity. Whether you are a commuter seeking fast access to London, a downsizer wanting level walking to essential amenities, or someone who simply values fresh air, open space and a welcoming village community, this top floor apartment offers a rare combination of modern comfort and timeless surroundings.

Property Description

Second Floor



Entrance hall - Approached via stairs from a secure outer shared entrance with intercom. Built-in cloaks and shoe storage and cupboard housing the modern combination boiler with underfloor heating. Place for shoes and space for hallway furniture. First leading to family bathroom and on the opposite side, the master bedroom, all via fire doors. Wall mounted thermostatically controlled heating control for the underfloor heating system. Oak flooring.

Family Bathroom - Fully tiled with three piece bathroom suite in white with external window, ample storage and power shower over bath and straight off the mains heated by the combi boiler, tiled floor and spot lights create an inviting and relaxing space with the additional comfort of underfloor heating. Double glazed south east facing window. Extractor fan beside double glazed south east facing window.

Kitchen - Separate, modern and sleek with attractive spot lights, the convenience of underfloor heating, a south east facing double glazed window and external extractor fan over the oven and gas hob. With built-in dishwasher and built-in washer/dryer, and full height fridge freezer, and a good range of shoulder height and waist height cupboards and drawers. Melamine work tops and under floor heating frees up space, for instance leaving space for a small breakfast table behind the door. Oak flooring.

Living room - Dual aspect with one pair of French doors and one full height window/door to the balcony (detailed below). Wall mounted thermostatically controlled under floor heating control. Views over Kings Wood to the south east and to the north east, Sanderstead village. Oak flooring.

Balcony - A walk-on balcony with south easterly views towards Kings Wood, accessed via the living room French doors and an additional set of full height window and door allowing for much fresh air to circulate in the Summer. The balcony area runs the full length of the south east facing elevation and is just wide enough for a small table and chairs and for growing a selection of plants or even some ornamental trees along this sunny aspect. Approximately one quarter of the overall size of the apartment. The balcony has a high retaining wall for child safety as well as wooden decking and attractive weather boarding.

Bedroom 2 - With north west facing with view towards Limpsfield Road High St and the Holy Family church, double glazed window, underfloor heating with wall mounted thermostatic control, ample space for wardrobe and chest of drawers, central ceiling light.

Bedroom 1 (Master) - With wall mounted thermostatic control for the combi boiler connected underfloor heating system, central ceiling light and an open wardrobe for hanger space and cube spaces between the hanging spaces.

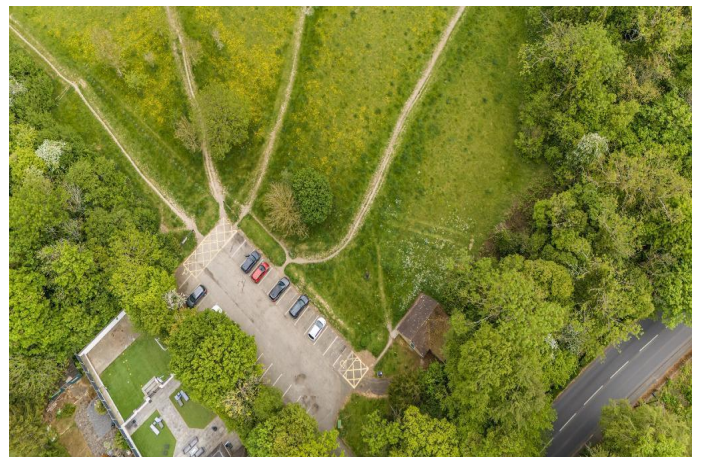
En-suite - Fully tiled with shower cubicle with mains water pressure from the combi boiler, with underfloor heating. Extractor fan over shower cubicle. Easy clean tiled floor. Spot lighting.

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, local consents or the area and the sale contract must prevail.

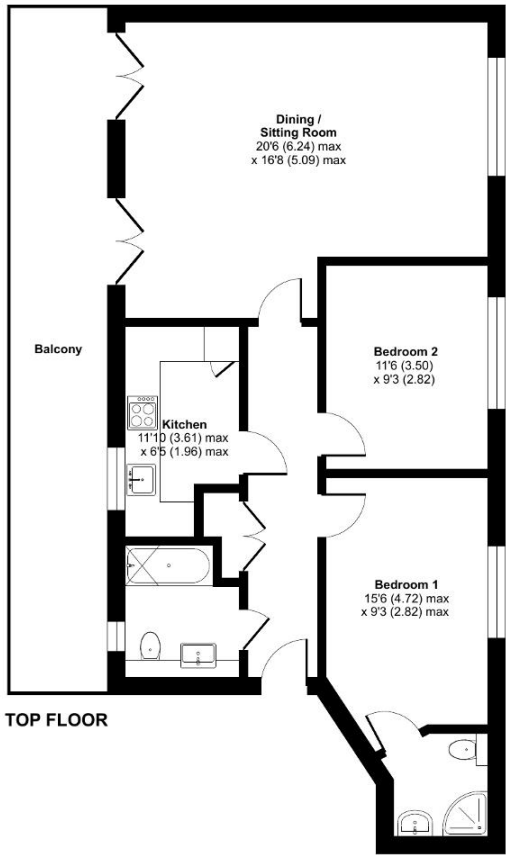






Mitchley Hill, South Croydon, CR2

Approximate Area = 816 sq ft / 75.8 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). © richcom 2026. Produced for Hannah James Estates. REF: 1493530

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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