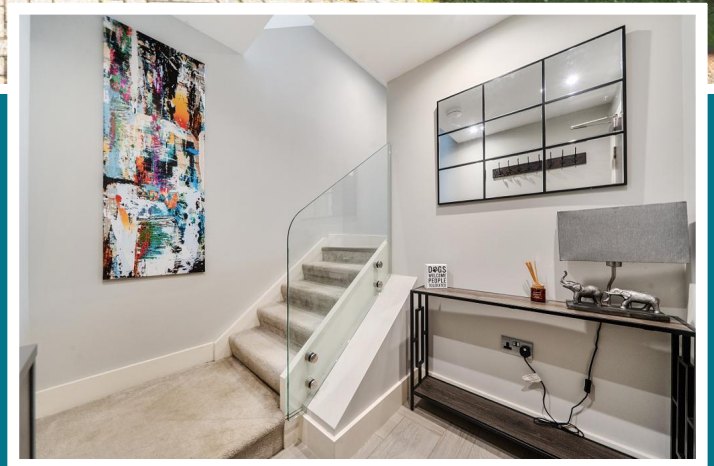
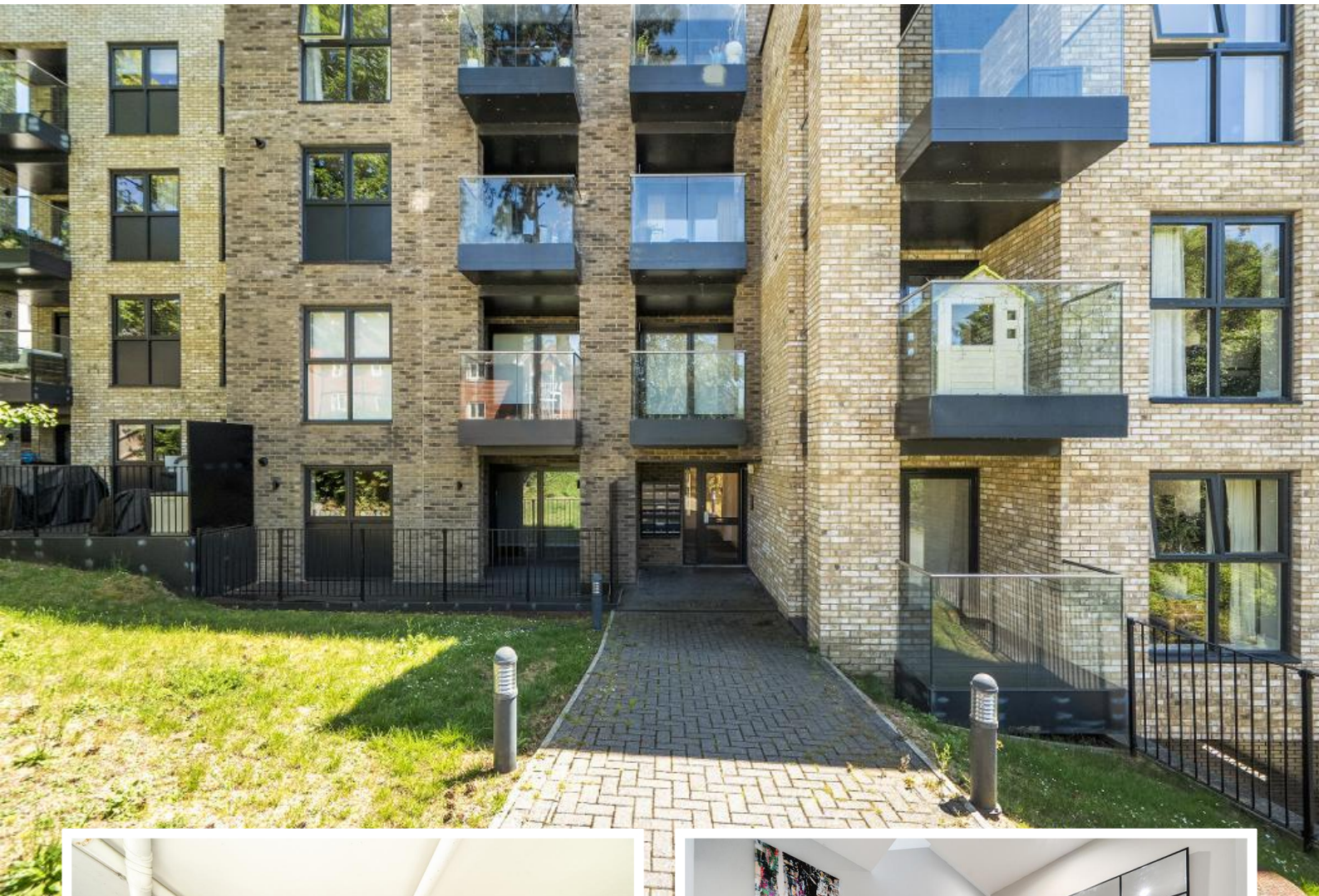


3 Bedroom Apartment

West Hill, Sanderstead, Croydon, CR2 0SA

Offers Over

£550,000



- Aerial drone video link on Brochure
- As large as 3 bed house with 1278 sq ft
- Allocated Parking Bay in Basement
- Pets allowed assuming no nuisance
- Ground rent is a peppercorn (nil)
- Council Tax Band: TBC
- Chain free. Prime Location. First Floor.
- Modern fitted kitchen with open plan
- Two large and private balconies
- Service charge £2644 for 2026
- Remaining Term: 992 years. LIFT.



3 Bedroom Apartment

West Hill, Sanderstead, Croydon, CR2 0SA

Offers Over

£550,000

Jasmine Lodge and Apartment Description *Guide Price: £575,000*

A true study in design purity and art. Stepping inside this exceptional apartment at Jasmine Lodge, you are immediately struck by the vast and cleverly designed use of space; a layout that feels far more like a private residence than an apartment. Every inch has been considered, creating a home that feels luxurious, expansive and effortlessly comfortable, all warmed by a discreet underfloor, gas fired central heating system that keeps the atmosphere calm and even throughout the seasons.

This is a place designed to be both refuge and sanctuary. Despite its tranquillity, you are just two minutes from Sanderstead Station, placing you on a 25 minute, change free train to London Victoria, the West End's theatres, or the City's financial heart. It is the rarest combination: serenity at home, and the capital's energy within moments.

The apartment enjoys an elevated position, wrapped by mature trees that lend privacy, greenery and a sense of gentle seclusion. From the generously sized balcony, fresh air drifts through the living space, making it a wonderful spot for morning coffee, evening unwinding or simply watching the light shift through the treetops.

At the heart of the home is the open plan kitchen, dining and living area: a modern, beautifully executed space where everything has its place. Sleek cabinetry, integrated appliances, subtle spotlighting and neatly concealed essentials create a clean, uncluttered aesthetic that invites both everyday living and effortless entertaining.

All three double bedrooms are superbly appointed, each with its own private en-suite, offering complete independence and comfort for residents and guests alike. Storage has been exceptionally well provided for, with a level of built-in capacity that is almost indulgent; ideal for those with busy careers, active lifestyles or simply a love of order.

This is a home that allows you to focus on life, work and wellbeing, without the burden of creating calm from chaos. The space is already here: beautifully finished, intelligently arranged and ready to welcome your own furnishings, design choices and personal flourishes. Whether hosting friends, welcoming family or even entertaining the boss, this is a property that inspires pride and confidence. Jasmine Lodge offers a rare blend of luxury, practicality and peaceful living, all within moments of fast London connections; a place to grow, to unwind and to truly call home.

Location

Jasmine Lodge, West Hill, Sanderstead CR2 0SA

Please see this link for the drone aerial video footage of the development:

<https://tinyurl.com/Jasmine-Drone-video>

Beautifully positioned on West Hill, one of Sanderstead's most desirable and tree-lined residential roads, Jasmine Lodge enjoys a setting that blends village charm with exceptional convenience. The property sits just a two minute walk from Sanderstead Station, where direct, change free trains reach London Bridge and London Victoria in under half an hour, making this an ideal base for commuters seeking a calm retreat without sacrificing fast access to the capital. See accompanying brochure for following link to show walk to Sanderstead Station and open spaces:

<https://maps.app.goo.gl/mzmWqxsRJJMPUArm7>

The property is situated very close to one of Croydon's most sought after primary schools, Ridgeway Primary which is about a 10 minute walk away.

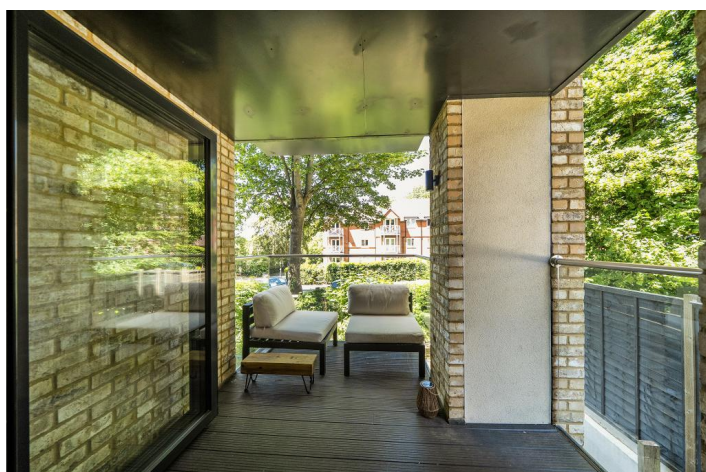
Beside the station, the long established Station Parade offers everyday convenience with its mix of shops, popular takeaways and restaurants. A couple of minutes further on lies the South Croydon Recreation Ground, a well kept open space with a children's play area and room to unwind. From Jasmine Lodge, bus stops on either side of Sanderstead Road are just one minute away, providing a swift five minute journey to Sanderstead Village, calling enroute at the much loved Sanderstead Library.

Sanderstead Village itself offers a welcoming, traditional feel, complete with a Waitrose supermarket, respected primary schools, a sought after secondary school for 11 to 18 year olds, a friendly coffee shop, additional parks and an active church hall that anchors a strong sense of community. A ten minute walk from Jasmine Lodge leads to the Purley Beeches and the beautifully maintained, volunteer run Wettren Tree Gardens, set beside the historic St Mary's Church, another warm and well used hub of local life.

Residents also benefit from excellent wider transport links. East Croydon is easily reached via tram or rail, placing the coast within effortless reach. Brighton is under 50 minutes by direct train, while Gatwick Airport is around 20 minutes away, also accessible from nearby Purley Oaks station, which is itself just a five minute walk from Jasmine Lodge. For those with cars, unrestricted on street parking on West Hill adds welcome flexibility for residents and visitors.

This elevated corner of Sanderstead is one of the highest points in the South East, surrounded by generous greenery and rich heritage. The nearby Croham Hurst Wood, beside Croham Hurst Golf Club, is a designated Site of Special Scientific Interest and home to an ancient early Bronze Age settlement, a reminder that this peaceful landscape has been valued for thousands of years.

Altogether, Jasmine Lodge offers a wonderful base for exploring suburbia while remaining only half an hour from central London. The development provides the comfort and feel of luxurious house-style living, complete with tidy underfloor heating, secure surroundings and a genuinely relaxing sense of sanctuary yet without the burden of ongoing maintenance or the upkeep of a



large garden. The generous balcony draws in fresh air and leafy views, making the most of the outdoors in this elevated, tranquil location. It is a home that offers ease, calm and connection in equal measure.

Property Description

First Floor

Main bathroom -

Bedroom 3 - The third double bedroom with underfloor heating from the main combi boiler. South facing, with potential alternative uses as a study or home office or even a chill out space for reading or watching films.

Open plan kitchen/ living room/ diner - With underfloor heating off a main combination boiler with its own housing within a hall cupboard, a wonderfully planned room creating quite distinct living and working spaces, from the living room and then the dining area with its own west facing and unusually large balcony which is private and not overlooked, making it the perfect space within which to entertain. The kitchen is stylishly fitted with soft closing and streamlined units with a generous range of waist and shoulder height storage and all the essential built-in appliances including oven hob and dishwasher, and extractor fan.

Bedroom 2 - An underfloor heated double bedroom with space for typical bedroom furniture and yet another most relaxing space with northerly aspect and adjacent to the rear grounds of Jasmine Court with some mature trees adding to the ambience of seclusion and clever blended design with the natural surroundings closeby.

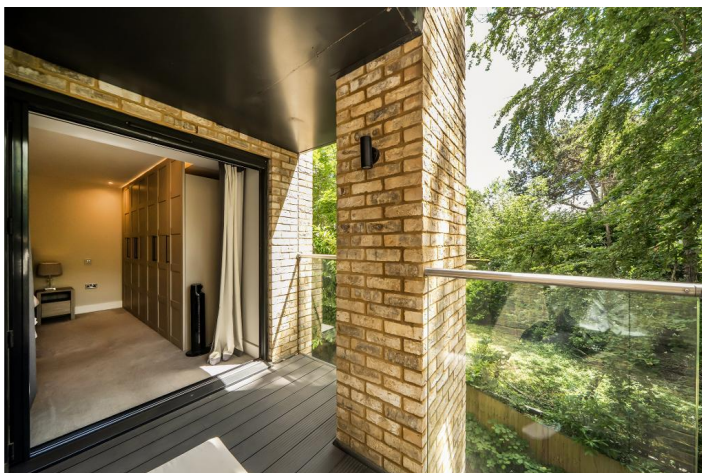
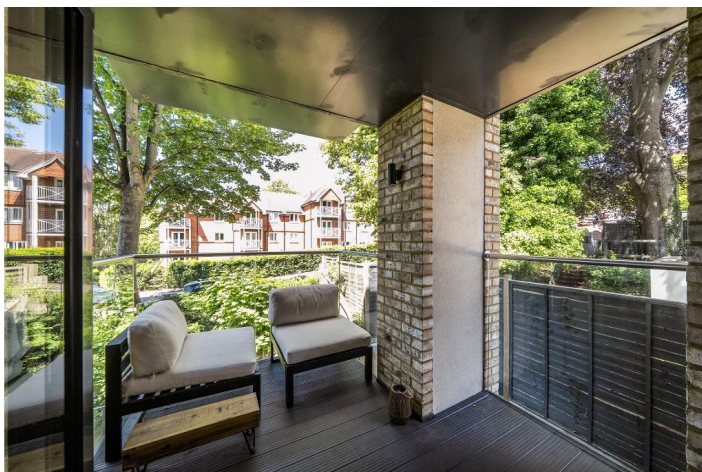
Entrance hall and stairs - An amazing welcoming almost cinematic space set apart from the main living space with short steps up to the main living area, makes this apartment feel more like a house, especially given its floor area which would be comparable to many three bedroom houses, and in a high value location. With three sets of separate built-storage cupboards including one very large cupboard with double doors.

Bedroom 1 (Master) with own balcony - With neat GCH underfloor heating, beautifully appointed and with a south facing private balcony, not overlooked and of a generous size. Large storage blends seamlessly with the overall appearance creating a most peaceful and recuperative environment after a hard working day, a space to be proud of too.

Ensuite bathroom - A three piece bathroom suite, modern and stylish with underfloor heating adding a touch of luxury. Towel heaters and power shower fed by the combination boiler with separate thermostatic control. Vanity units provide all the essential storage space one would need. Fully tiled for effortless cleaning.

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.





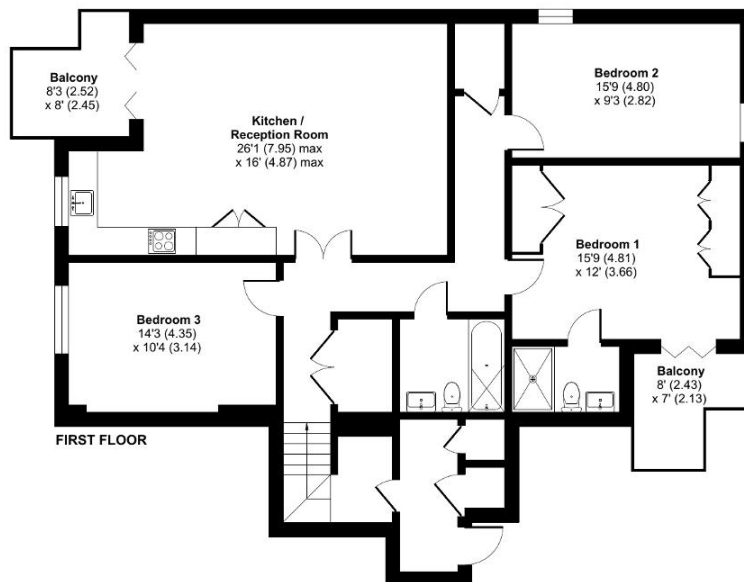


Floorplan(s)

West Hill, South Croydon, CR2

Approximate Area = 1278 sq ft / 118.7 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: 1476463

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Service charge £2644 for 2026

Ground Rent is a peppercorn (nil)

Remaining Term: 992 years

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. 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 questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS

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