



**12 Succombs Place Southview Road, Warlingham - CR6 9JQ**

Guide Price **£400,000**





## 12 Succombs Place Southview Road

Warlingham

Spacious three bedroom apartment with semi open-plan kitchen, large reception room, private balcony with scenic views, utility room, garage and access to well maintained communal gardens.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious three bedroom apartment
- Two double bedrooms with built-in storage
- Third bedroom ideal as study or nursery
- Large, bright reception room
- Floor-to-ceiling doors to private balcony
- Balcony with views towards Caterham Valley
- Separate utility room
- Garage
- Well maintained communal gardens



A bright and generously proportioned three bedroom apartment, offering well-balanced accommodation and enjoying attractive views across beautifully maintained communal gardens towards Caterham Valley.

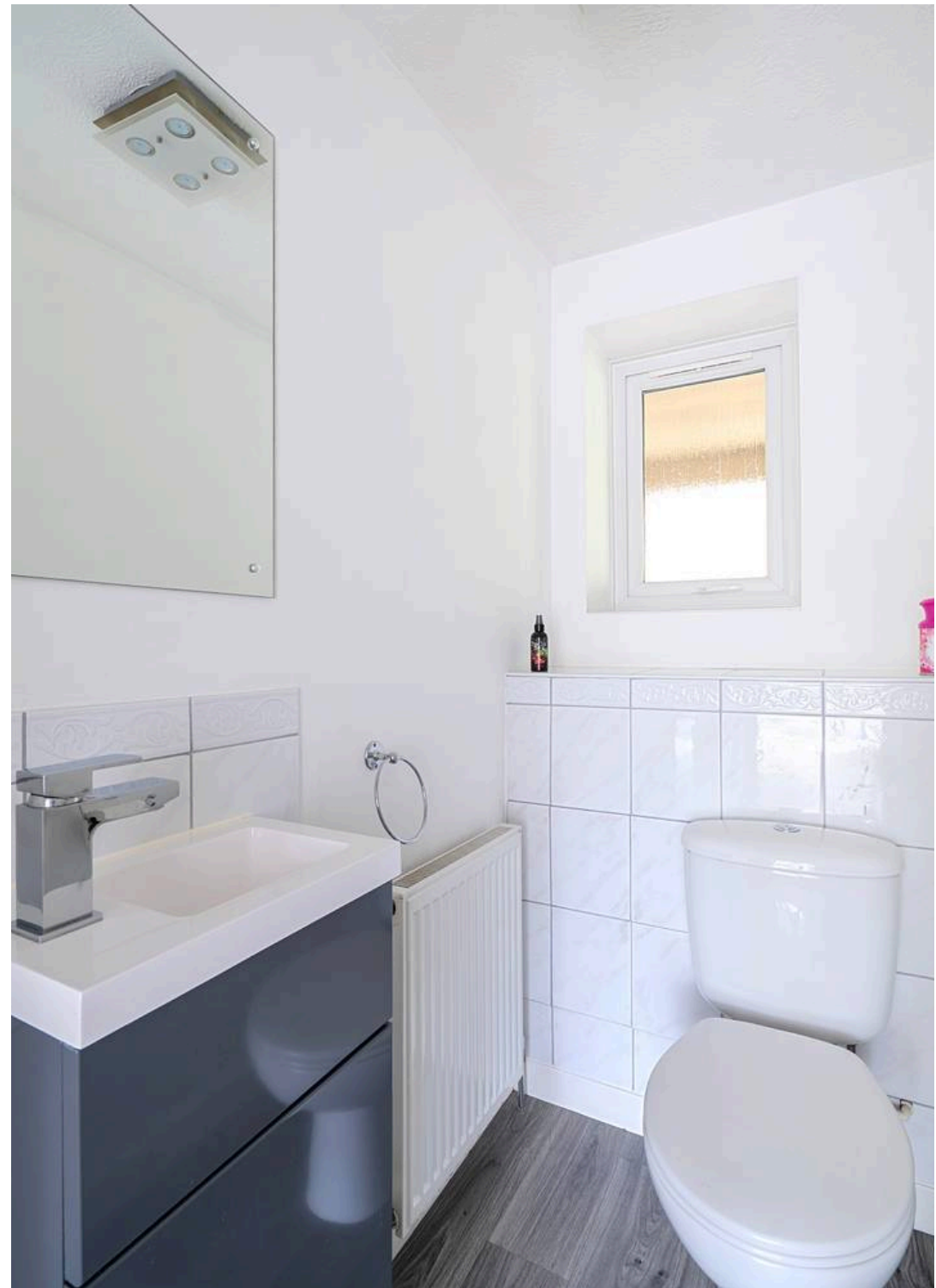
The property features two spacious double bedrooms, both benefiting from substantial built-in storage, along with a third single bedroom which is ideal for use as a study, nursery or home office.

The kitchen has been freshly redecorated and is arranged in a semi open-plan layout, flowing through to a large reception room. This impressive living space is filled with natural light via floor-to-ceiling sliding doors, which open onto a substantial private balcony. The balcony provides an excellent outdoor seating area with far-reaching views over the communal grounds.

Further benefits include ample storage throughout, a separate utility room and a private garage.

Set within well maintained communal gardens, the property offers a peaceful yet convenient setting, making it ideal for a range of buyers.

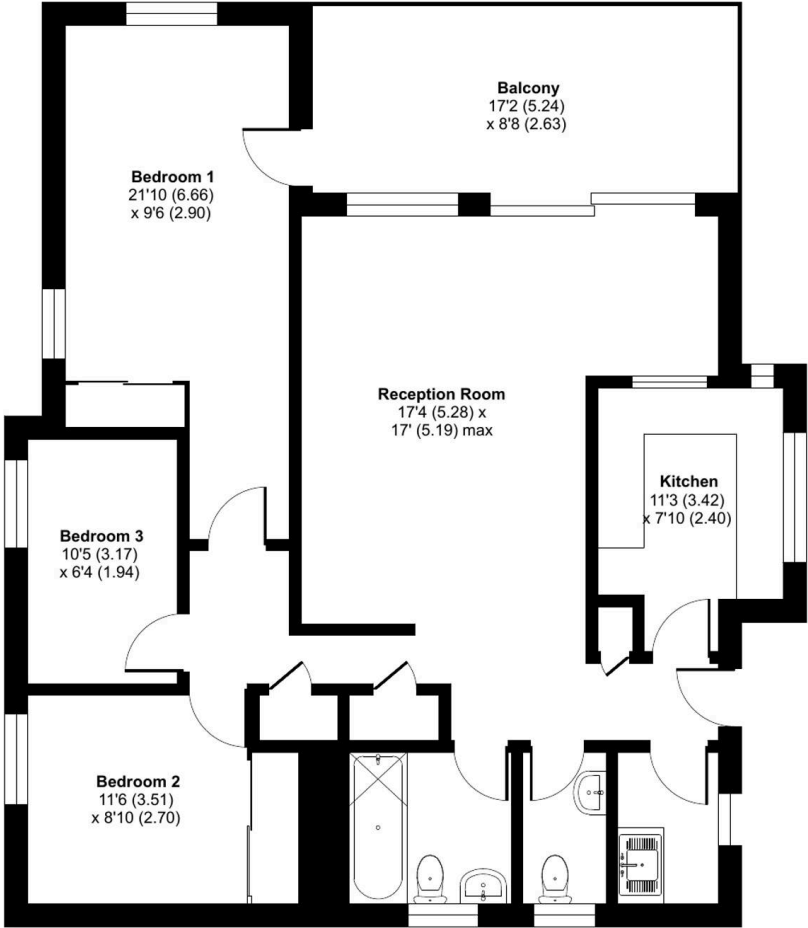
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# Succombs Place, Southview Road, Warlingham, CR6

Approximate Area = 945 sq ft / 87.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)

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