



barnard marcus

Sussex Road, New Malden KT3 3PY

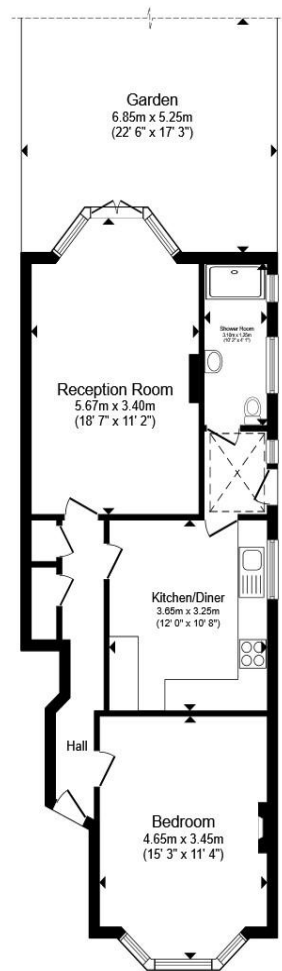


welcome to

Sussex Road, New Malden

A beautifully presented and recently redecorated one-bedroom ground floor period conversion, enviably situated on one of New Malden's most sought-after residential roads, just a short walk from the High Street and mainline station.





Offered to the market chain free, this charming home seamlessly combines attractive period character with stylish modern finishes throughout. Benefitting from exceptionally high ceilings and bright, well-proportioned accommodation, the property has been thoughtfully updated and redecorated to create a fresh and contemporary living environment.

The accommodation comprises a generous double bedroom, a modern fitted kitchen with utility space, and a contemporary bathroom, all presented in excellent condition. The spacious layout and elegant period features give the property a wonderful sense of character and space rarely found in similar homes.

A particular highlight is the stunning south-facing private rear garden, offering a high degree of privacy, mature planting and a peaceful retreat for relaxing or entertaining. Convenient side access further enhances the practicality of this exceptional outdoor space.

Further benefits include off-street parking for two vehicles, a rare and highly desirable feature for such a central location.

Ideally suited to first-time buyers, downsizers and investors alike, this attractive property offers the perfect blend of period charm, outdoor space and modern convenience, all within easy reach of local amenities and excellent transport links.

Total floor area 59.2 m² (637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Sussex Road, New Malden

- Share Of Freehold
- Private South Facing Garden
- Side-Access
- Chain Free
- Off Street Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML108033



Property Ref:
NML108033 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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