



Brighton Road | | Purley | CR8 4EX

Guide Price £220,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £220,000 - £230,000

Bond & Sherwill are proud to market this impressive chain-free, one-bedroom, lower ground-floor apartment converted from Purley's grade-two listed Town Hall.

The interior has been recently redecorated and features a hallway, good-size bedroom, bathroom and open-plan lounge/kitchen.

An additional highlight to this property is that it has two courtyards which are accessible via the lounge/kitchen and bedroom.

This apartment benefits from being just a short walk from Reedham Railway Station and being in close proximity of Purley Railway Station, which provides swift and easy access to London Victoria, London Bridge, Gatwick Airport and Brighton. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station. The M23/M25 interchange at Hooley can be used to access the national motorway network while local amenities, shops and restaurants can be found in Purley Town Centre.

A range of bars, amenities, shops, gyms and restaurants can be found in Purley Town Centre and the surrounding area.

Hallway

The hallway includes entry phone system, cupboard, wooden flooring, down-lights and smoke alarm.

Lounge Area

The lounge area is open-plan with the kitchen and includes wooden flooring, sash window with secondary-glazing, electric heater and double-glazed glass-panel door leading to courtyard.



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Kitchen Area

The kitchen area includes wall & base level units with work surface area, ceramic sink with drainer & mixer tap, four-ring electric hob with concealed extractor hood, sash window with secondary-glazing, wooden flooring, oven, space for dishwasher, space for washing machine, space for fridge-freezer and smoke alarm.

Courtyard One

The courtyard is decked and features steps leading to the side of the building.

Bathroom

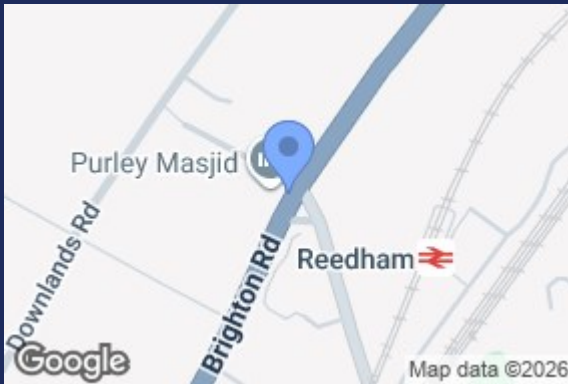
The bathroom includes wash-hand basin with stainless-steel mixer tap, chrome towel rail, tile enclosed bath with waterfall shower head & fixed wall controls, low-level W.C with dual-flush, tiled floor, tiled walls, down-lights and extractor fan.

Bedroom

The bedroom includes two fitted wardrobes, electric heater, cupboard housing hot water cylinder, wooden flooring, down-lights and double-glazed glass-panel double-doors leading to courtyard.

Courtyard Two

Courtyard two is decked.

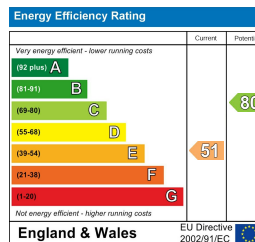


LOWER GROUND-FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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