



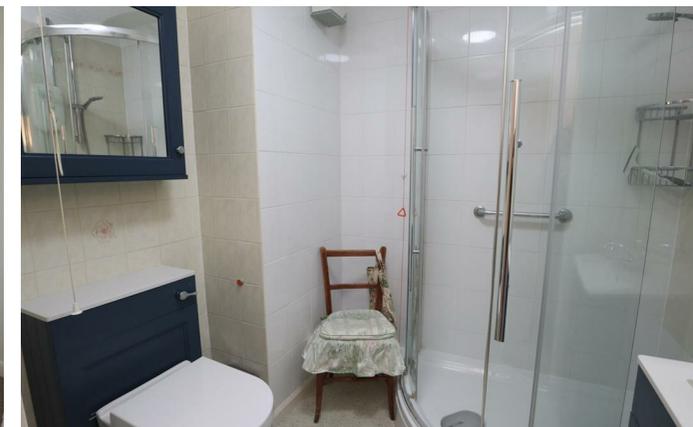
Emerald Court

Brighton Road | | Coulsdon | CR5 2BB

£130,000

BOND & SHERWILL
EST. 1908

Brighton Road |
Coulston | CR5 2BB
£130,000



Ideally situated close to Coulston High Street this one-bedroom, third-floor retirement flat is for over 60's only and comes to the market chain-free.

The interior features a good-size bedroom with fitted wardrobe, double-glazed windows, lounge, fitted kitchen, contemporary shower room and hallway.

Additional benefits include residents' parking, residents' lounge, communal laundry room and lift access.

Coulston South and Coulston Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes.

Local shops include Waitrose, Aldi & Tesco Express along with further shopping opportunities across Croydon, while Coulston High Street itself has a number of popular restaurants and coffee shops. Local green spaces include the stunning Farthing Downs and Coulston Memorial Park in addition to beautiful Surrey Countryside.

There are also a number of golf courses in the local vicinity including Coulston Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities.

Hallway

The hallway includes entry phone system, good-size cupboard housing hot water tank & electric meter, coved ceiling and smoke alarm.

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Kitchen

The kitchen includes wall & base level units with work surface area, stainless-steel sink with drainer, oven, four-ring electric hob with extractor hood, partially-tiled walls, space for free-standing fridge, space for free-standing freezer and coved ceiling.

Lounge

The lounge includes electric heater, double-glazed window with secondary-glazing, emergency pull cord and coved ceiling.

Shower Room

The shower room includes shower enclosure with electric shower & handrail, tiled walls, vanity unit incorporating wash-hand basin with stainless-steel mixer tap, low-level W.C with concealed cistern, emergency pull cord, extractor fan and coved ceiling.

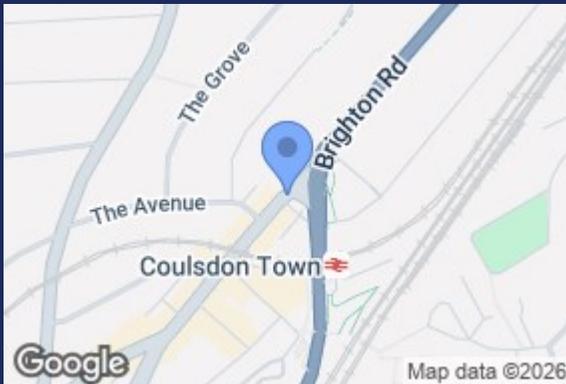
Bedroom

The bedroom includes electric heater, double-glazed window with secondary-glazing, fitted wardrobe, emergency pull cord and coved ceiling.

Communal Grounds

The well-maintained communal grounds include residents' parking & seating areas.





THIRD-FLOOR
450 sq.ft. (41.8 sq.m.) approx.

TOTAL FLOOR AREA : 450 sq.ft. (41.8 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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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Bond & Sherwill
134 Brighton Road
Coulsdon
Surrey
CR5 2ND
020 8660 0189

sales@bondandsherwill.co.uk

<http://www.bondandsherwill.co.uk/>