

FOR SALE



Sussex Road, South Croydon

2 Bedrooms, 1 Bathroom, Ground Floor Maisonette

Asking Price Of £325,000





Don't miss this lovely ground floor maisonette-style flat with 2 double bedrooms plus useful dressing room/study in a sought after area close to South Croydon Station, built in just 2014.

- Stunning Ground Floor Flat
- 2 Double Bedrooms Plus Study
- Smart Kitchen & Bathroom
- Gas Heating
- 10 Minutes to South Croydon Station
- Patio Area
- No Chain

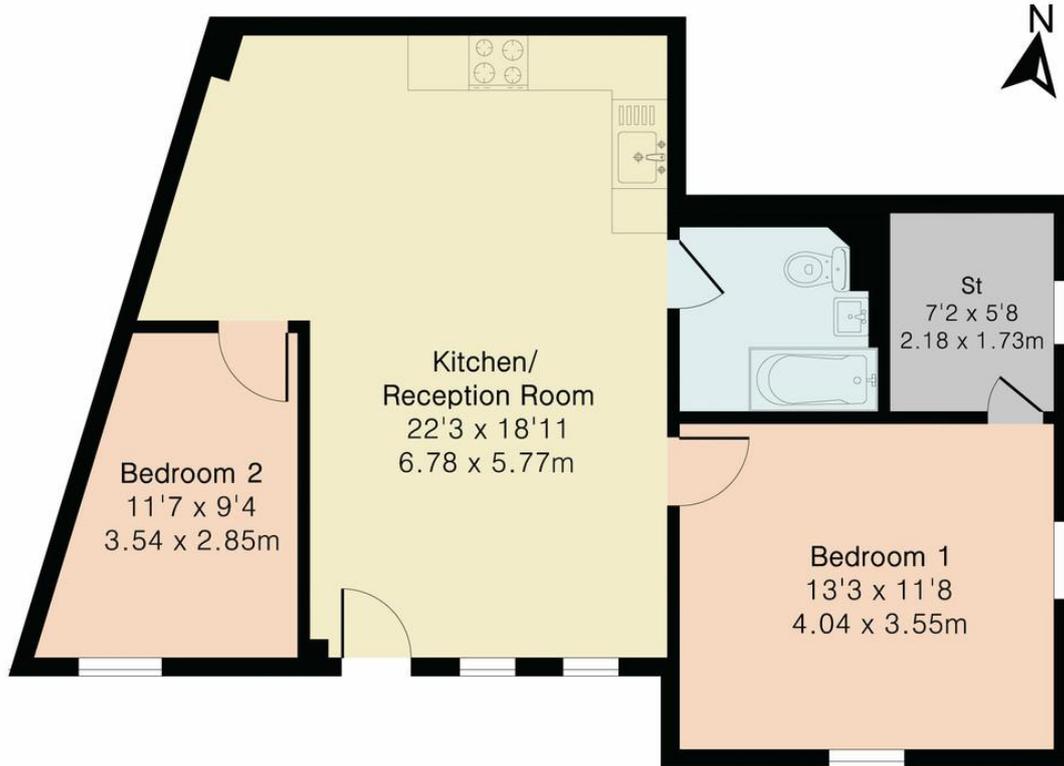
With its own private entrance, the property affords a large 22' open-plan reception with smart fitted kitchen area and plenty of room for entertaining, a master bedroom with door to a handy dressing room/study - perfect for those with a large wardrobe or working from home, a good-sized second bedroom, a modern bathroom/wc. and benefits from gas heating to radiators.

Sussex Road is a popular residential road within easy reach of South Croydon's excellent local shopping centre and commuter station. bus services into and out of Croydon are also nearby - CALL US NOW!

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



Approximate Gross Internal Area 685 sq ft - 64 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

