130 Brighton Road | | Purley | CR8 4EX

Guide Price £325,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £325,000 - £350,000
Bond & Sherwill are proud to market this impressive three-bedroom, chain-free, lower ground-floor apartment converted from Purley's grade-two listed Town Hall.

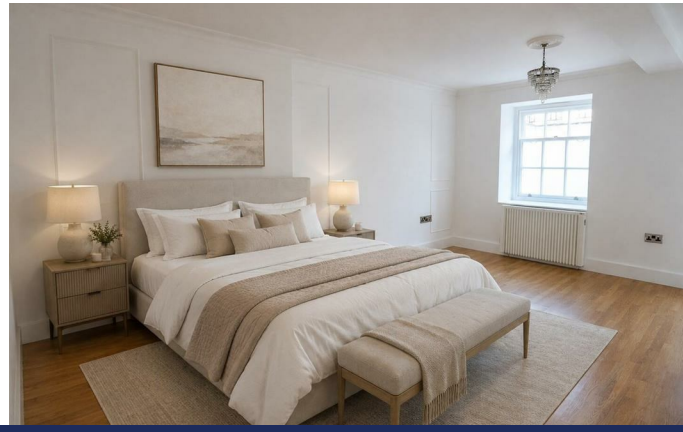
The interior has been recently re-decorated and features hallway, three good-size bedrooms, bathroom and open-plan lounge/kitchen.

An additional highlight to this property is a courtyard which is divided into two sections and are accessible via the lounge/kitchen and bedroom one.

Some images have been virtually staged using AI for illustrative purposes only. Furniture, furnishings, décor, plants and layouts shown are computer-generated and may not represent the actual contents, scale, proportions or configuration of the rooms or outside areas. Prospective buyers should rely on the original photographs, floor plan, measurements and their own inspection to satisfy themselves as to the property’s size, layout, condition and suitability.

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. Local amenities, shops and restaurants can be found in Purley Town Centre while popular schools include Beaumont Primary School, St. David's Preparatory School, Woodcote Primary School and Reedham Park School.



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Hallway
The hallway includes smoke alarm and cupboard housing hot water cylinder.

Lounge
The lounge includes double-glazed sash window, electric heater, door leading to own courtyard and coved ceiling.

Courtyard Two
Courtyard two includes lighting.

Kitchen
The kitchen includes wall & base level units with work surface area, four-ring electric hob with stainless-steel extractor hood, sink with drainer & stainless-steel mixer tap, oven, space for washing machine, partially-tiled walls and cupboard.

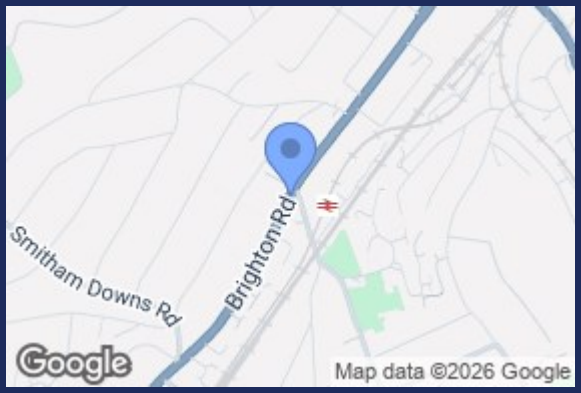
Bedroom Three
Bedroom three includes double-glazed sash window and electric heater.

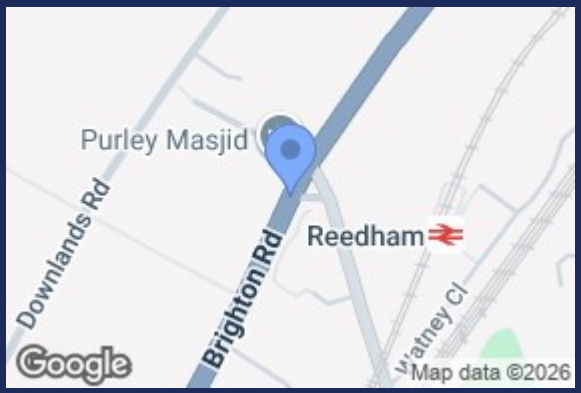
Bedroom Two
Bedroom two includes double-glazed sash windows, fitted wardrobe, electric heater and smoke alarm.

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

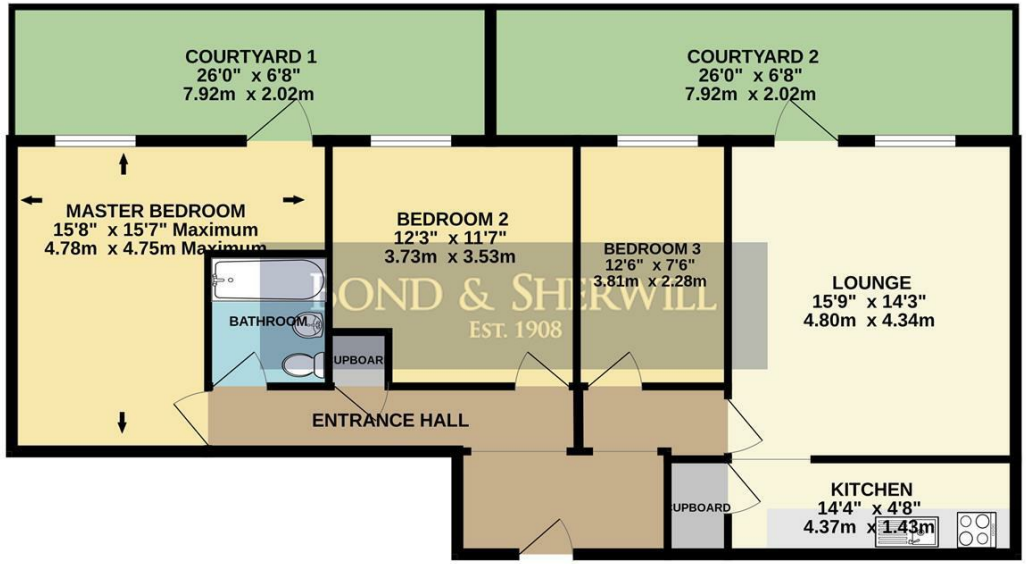
Bedroom One
Bedroom one includes fitted wardrobe, double-glazed sash window, electric heater, door leading to own courtyard, coved ceiling and ceiling rose.

Courtyard One
Courtyard one includes lighting and power point.





GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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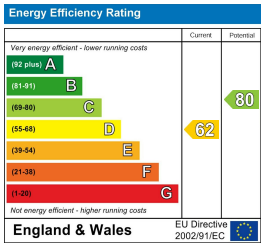

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