



A BRIGHTON ROAD, COULSDON

Bright 1 bedroom leasehold flat, perfect for first-time buyers, couples, or anyone wanting to downsize. Located in a prime location in Coulsdon. Parking space.

Fantastic for commuters. New Lease.

£230,000 Leasehold | Just added





A great opportunity to purchase a 1 bedroom apartment located in the heart of Coulsdon. This flat is perfectly positioned to meet all your needs, featuring a cosy and well-designed living space, a separate bathroom and kitchen.

Excellent Transport Links, 32 minutes to the city

1 hour 15 minutes to the coast

Nearby Bus Stops: Conveniently located within 5 minutes for local journeys. this property offers a blend of urban convenience and suburban tranquillity, making it an ideal place for both professionals and those who appreciate easy access to both the city and the coast. A selection of retail and day to day amenities abound in the nearby main town centre you a variety of options for your weekly shop with a Tesco express, Aldi and Waitrose just 7 minutes away, local bars, restaurants, cafes and retail all found just 15 minutes from your doorstep.

Take a tour with Hallways exclusive VR file and contact us to book your viewing by appointment. T: 02035363959

Council Tax Band: C

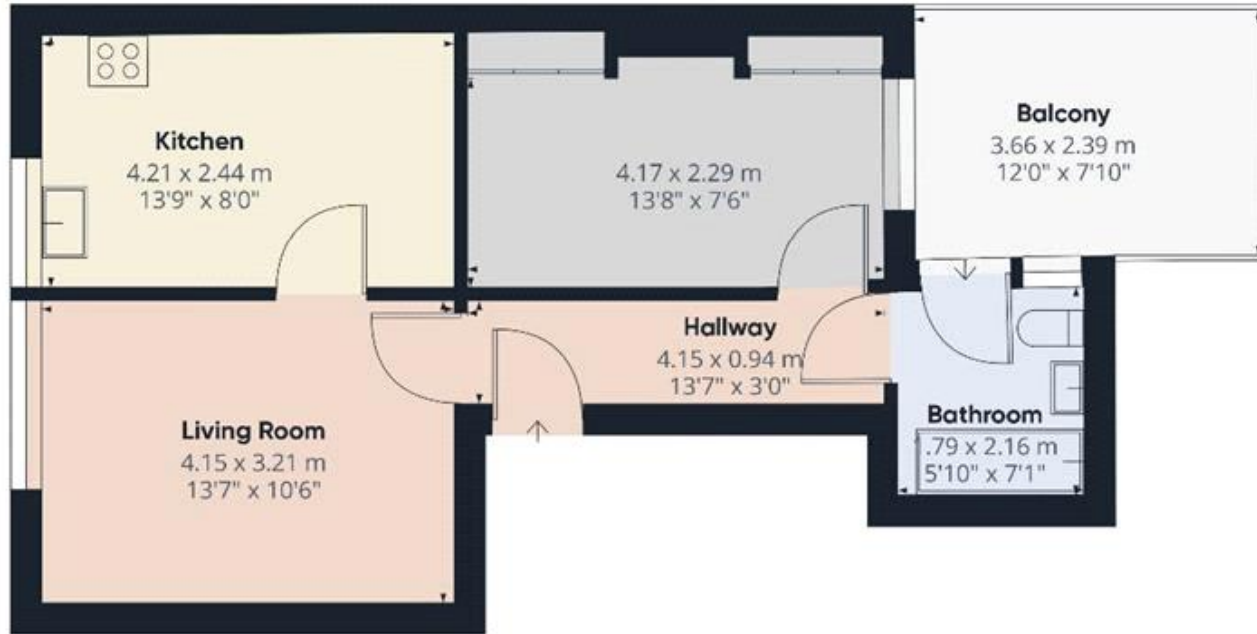
Tenure: Leasehold (99 years)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8401-5383-0329-8397-0253>

- 1 Bedroom flat
- Excellent access to M23/M25
- Fitted Bathroom
- Fitted Wardrobes
- Modern fitted kitchen
- Carpeted







Approximate total area**
43.84 m²
471.88 ft²

excluding balconies and terraces

While every effort has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102-150 A	83
81-91 B	
69-80 C	79
55-68 D	
39-54 E	
21-38 F	
1-20 G	

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only

Hallways Estates Limited

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.