



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 and balcony.
Fantastic for commuters. New Lease.
Chain Free

Leasehold | Just added





A great opportunity to purchase a chain free 1 bedroom apartment located in the heart of Coulsdon. Above commercial premises with own entrance at the rear.

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

Conveniently located within 5 minutes for local amenities and bus stops 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 3D VR file and contact us to book your viewing by appointment. T: 02035363959

Council Tax Band: E (Croydon)

Tenure: Leasehold (99 years)

- Close to Mainline Railway Links
- Good Transport Links
- Juliet Balcony
- Fitted Bathroom
- Fitted Wardrobes
- Modern fitted kitchen





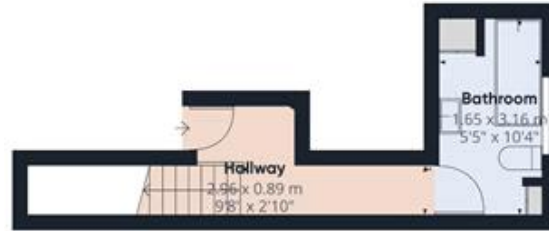


Specified floor area* 46.14 m²
494 sq ft

Net internal area (excluding balconies)

Net internal area (including balconies)

Overall size



Specified floor area* 46.14 m²
494 sq ft

Net internal area (excluding balconies)

Net internal area (including balconies)

Overall size



Specified floor area* 46.14 m²
494 sq ft

Net internal area (excluding balconies)

Net internal area (including balconies)

Overall size

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
192-190 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
77	44
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
Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG
Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

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.