



231b Brighton Road,
Purley, CR8 4HF - Price £350,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

VIEWING STRONGLY RECOMMENDED of this well-appointed spacious first floor maisonette in convenient Purley location benefitting from share of freehold with long lease. The property briefly comprises two good sized bedrooms and additional versatile loft space with the potential to convert to a third bedroom, open-plan living accommodation leading to fitted kitchen with breakfast bar. The property also boasts its own rear garden with lawn, pond and patio areas. The driveway to the front of the property provides off street parking. Located just a short walking distance from Reedham station with Purley mainline train station being a little more than half a mile away providing fast and frequent services into London Victoria and London Bridge. Purley town centre has a wide array of shops, restaurants and bars along with Purley Leisure Centre boasting various activities across all age ranges and abilities. The area is also well served with a wide selection of bus services including routes into Croydon town centre. Ideally located for access to the M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- First Floor Maisonette
- Central Purley Location
- Two Bedrooms
- Versatile Loft Space
- Open Plan Living Accommodation
- Kitchen Area with Breakfast Bar
- Own Rear Garden with Patio Area
- Driveway with Off-Street Parking
- Share of Freehold
- Long Lease





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

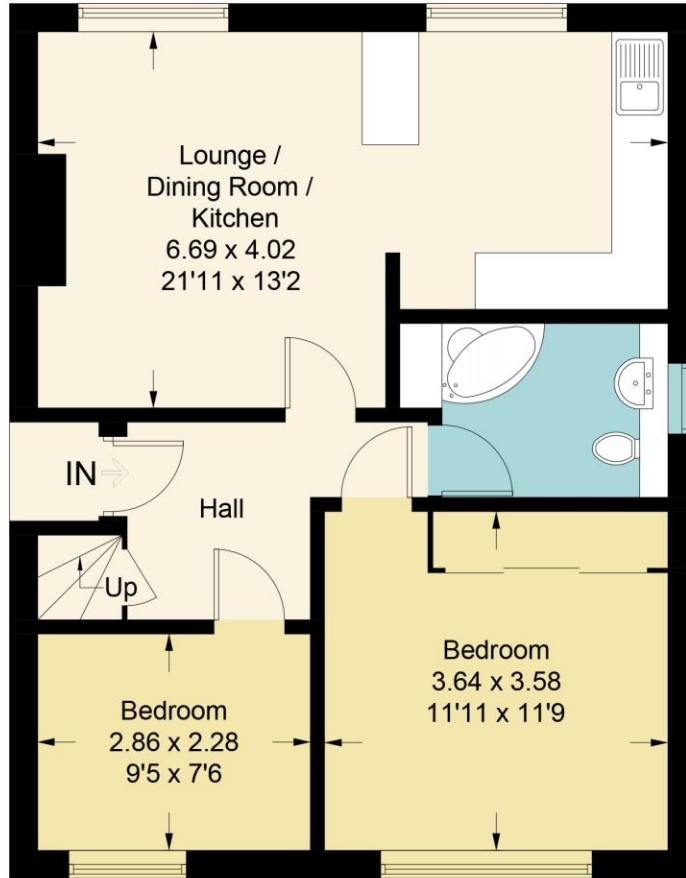
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.

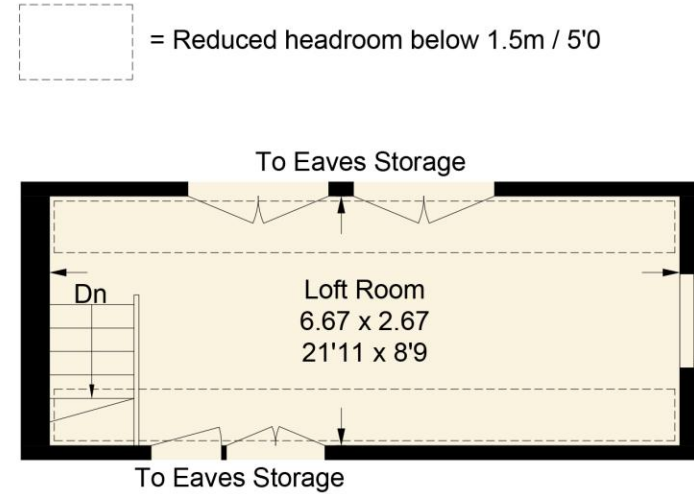


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Total Approximate Gross Internal Area = 74.8 sq m / 805 sq ft



Ground Floor
615 sq ft / 57.1 sq m



First Floor
190 sq ft / 17.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID742688)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		