



859a Brighton Road, Purley
OFFERS IN EXCESS OF £360,000 WITH NEW 999 YEAR LEASE

ShineRocks
PROPERTY AGENTS

859a Brighton Road

Purley

A two bedroom, two bath/shower room, one/two reception room, garden flat with off street parking, occupying the whole ground floor of this handsome period semi detached property, located directly opposite Christ Church school, just a short walk of Purley Town Centre, offering access to local amenities and Purley mainline station.

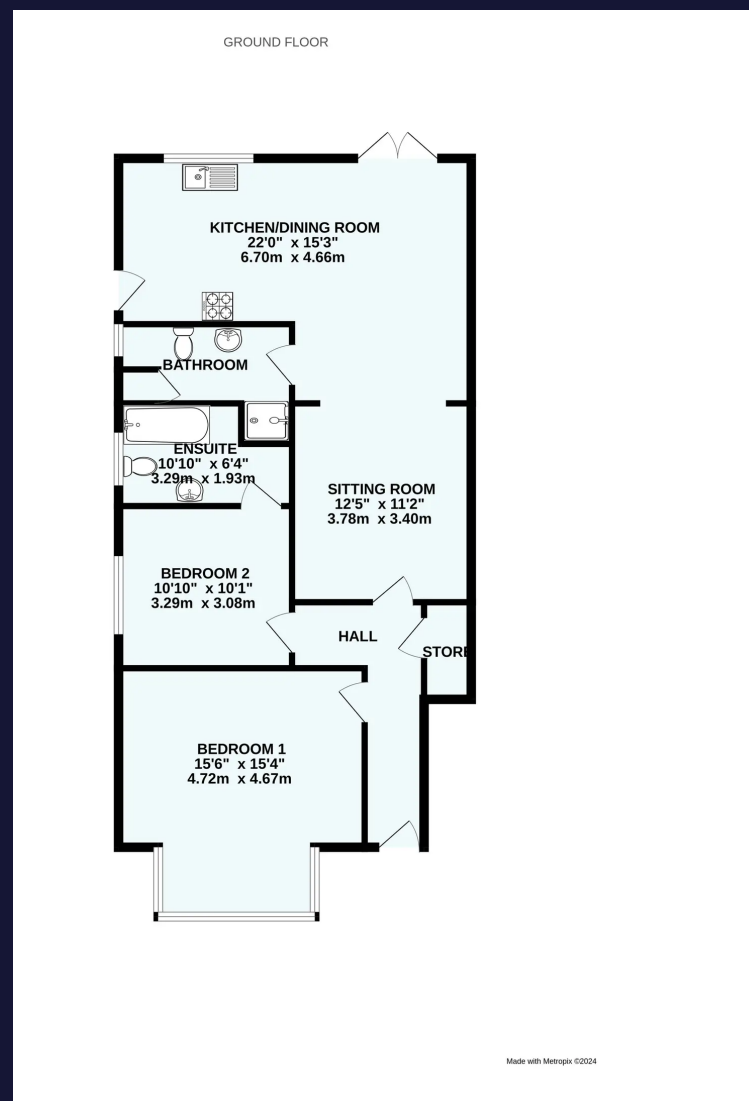
Entrance hall, through lounge/dining room with original fireplace and French doors to rear garden, open plan to fully fitted kitchen with door to side access, principal bedroom with large bay window, second double bedroom with en suite bathroom, family shower room. Fully fenced level South facing rear garden.

Property will be sold with a new 999 year lease with peppercorn ground rent and has a driveway with private off street parking for one car.

- GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT OFFERED FOR SALE WITH NO ONWARD CHAIN
- TWO BATHROOMS
- LARGE OPEN PLAN LIVING/DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- PRIVATE OFF ROAD PARKING WITH SIDE ACCESS TO FULLY FENCED LEVEL SOUTH FACING REAR GARDEN
- SPACIOUS FITTED KITCHEN WITH ROOF VELUX WINDOWS, OPEN PLAN TO LIVING AREA, WITH DOOR TO SIDE ACCESS
- A SHORT LEVEL WALK TO PURLEY TOWN CENTRE, PURLEY HOSPITAL, SHOPS & MAINLINE STATION
- OUR VENDORS WILL OFFER A NEW 999 YEAR LEASE WITH PEPPERCORN GROUND RENT
- XANA PLUS ELECTRIC PANEL RADIATORS
- COUNCIL TAX - C - EPC - D







ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.