



4a Whytecliffe Road South, Purley
Offers In Excess of £175,000 LEASEHOLD

ShineRocks
PROPERTY AGENTS

4a Whytecliffe Road South

Purley

A well presented, two bedroom, one/two reception room, first and second floor maisonette with ground floor entrance from Whytecliffe Road South. Situated in a central Purley location, just above GENT, the hair dresser. Ideally located within one minute of Purley mainline railway station. Gated access from Whytecliffe Road South, leading to front door and entrance lobby, with meter cupboard. Stairs to first floor landing, double aspect eat in kitchen/diner, living room, fully fitted bathroom. Stairs to second floor landing, double aspect main bedroom, double aspect bedroom two (would also make an ideal study/home office).

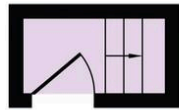
Council Tax band: C

Tenure: Leasehold

- FIRST & SECOND FLOOR MAISONETTE WITH GROUND FLOOR ENTRANCE
- TWO BEDROOMS + FULLY FITTED BATHROOM
- EAT IN KITCHEN/DINER + SEPARATE LIVING ROOM
- GATED ACCESS FROM WHYTECLIFFE ROAD TO FRONT DOOR
- WELL PRESENTED BUT WOULD BENEFIT FROM NEW WINDOWS & ADDITIONAL INSULATION
- CENTRAL PURLEY LOCATION, JUST ONE MINUTE FROM PURLEY STATION
- COUNCIL TAX BAND - C - EPC - D - 125 YEAR LEASE (103 YEARS REMAINING)







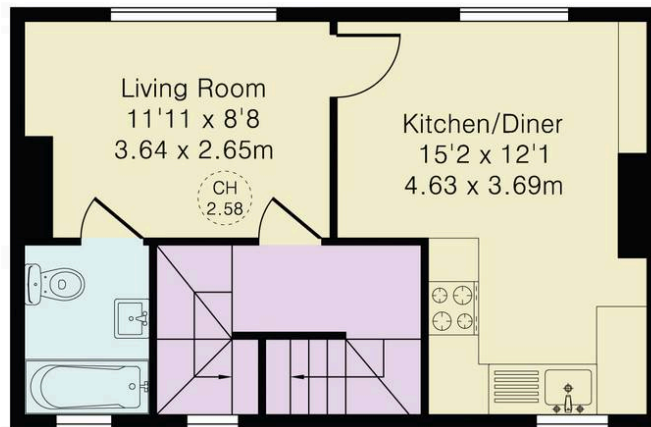
Ground Floor

Approximate Gross Internal Area 725 sq ft - 68 sq m

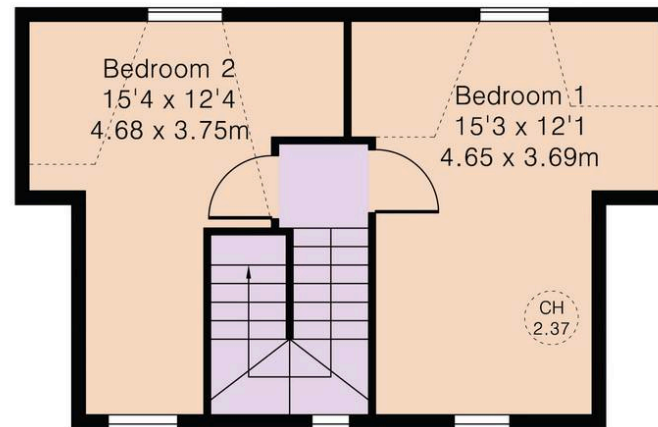
Ground Floor Area 16 sq ft – 2 sq m

First Floor Area 373 sq ft – 35 sq m

Second Floor Area 336 sq ft – 31 sq m



First Floor



Second Floor

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.