

80 Lower Barn Road,
Purley, Surrey, CR8
1HR



Asking Price £180,000

Ground Floor Studio Maisonette with Private Patio – Riddlesdown

Offered to the market with no onward chain, this ground floor studio maisonette presents a great opportunity for buyers looking to put their own stamp on a property. Situated in the popular Riddlesdown area, the home offers 371 sq ft of living space and direct access to a private patio and section of lawn, as well as use of the well-maintained communal grounds.

While the property does require refurbishment, it holds excellent potential. Other properties in the development have cleverly reconfigured the layout — moving the kitchen into the main living area to create a more functional open-plan kitchen/living/dining space, and in some cases, forming a separate bedroom where the original kitchen was.

The property is sold with a share of the freehold, a low annual service charge of £1,000, and no ground rent. Resident permit parking is available on the street.

Located just a short walk from Riddlesdown Train Station, as well as a handy parade of local shops and a Post Office, this is a well-connected and convenient spot for commuters and first-time buyers alike.

Floorplan

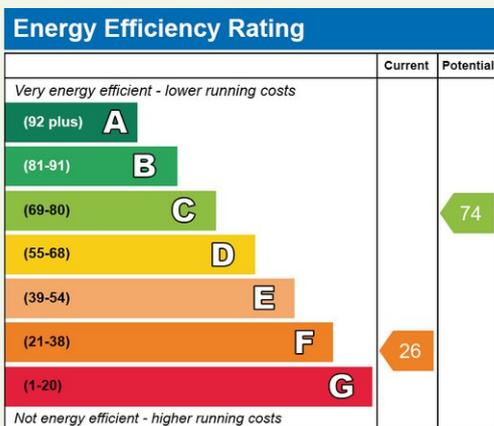
Lower Barn Road CR8
Gross Internal Area:
34 Sq. metres
371 Sq. feet

Ground Floor

pauloshea
bespoke estate agency

Prepared for Paul O'Shea Estate Agents
This Floor Plan is for layout guidance only. Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan, measurements of doors, windows, rooms, Garden and Sq footage are approximate. The actual property will vary. For identification purposes only. Not to be used as part of the decision to buy. Price on application for a 90 day licence to use this plan. No appliances tested. © 13022025. Not to scale. Photography, Video, Floor Plans, Virtual Tours & EPC by www.steele.london
Email: patricia@steele.london
Tel: 07847 219401 or 07913 296114

EPC



Features

- Ground floor studio maisonette in Riddlesdown
- Private patio and section of lawn with access to communal gardens
- 371 sq ft of internal space
- Requires refurbishment – ideal for personalisation or investment
- Share of freehold with £1,000 annual