



Flat D, 103 Brighton Road, Sutton, Surrey, SM2 5SJ

£215,000



WH WATSON HOMES
Estate Agents

103 Brighton Road, Sutton, SM2 5SJ

A desirable South Sutton area, one-bedroom top floor flat conversion on Brighton Road. The property is chain free and boasts a long lease, making it an attractive option for both first-time buyers and investors alike.

Upon entering, you will find a well-presented interior that exudes a welcoming atmosphere. The spacious bedroom provides ample room for relaxation, while the open plan kitchen, dining, and living area creates an ideal space for entertaining or enjoying quiet evenings at home. The large windows, enhanced by double glazing, allow natural light to flood the rooms, adding to the overall appeal of the flat.

One of the standout features of this property is the generous communal garden at the rear, offering a tranquil outdoor space for residents to unwind and enjoy the fresh air. The location is particularly advantageous, with excellent transport links and the vibrant Sutton town centre just a short distance away, providing easy access to a variety of shops, restaurants, and amenities.

This delightful flat is a rare find in a sought-after area, making it a must-see for anyone looking to embrace the charm of South Sutton living. Don't miss the opportunity to make this lovely property your new home.

Accommodation

Security phone entry system, door into Communal Hall. Stairs to 2nd floor, front door into Entrance Hall.

Open plan Kitchen Living and Dining Room

Kitchen Area

Range of fitted units and drawers with laminate worksurface, stainless steel sink with chrome mixer tap, space for tall fridge freezer, integrated oven and hob with extractor fan above, space and plumbing for washing machine, tiled splashback, breakfast bar.

Living Dining Area

Double glazed windows to front aspect, electric heater,

Bedroom

Double glazed windows to side and rear aspect, electric heater, fitted carpet.

Bathroom

Panel enclosed bath with chrome mixer tap, WC, vanity wash hand basin with chrome taps and storage below, part tiled walls, wall mounted 'Dimplex' heater, obscure double glazed window to rear aspect, airing cupboard, laminate floor.

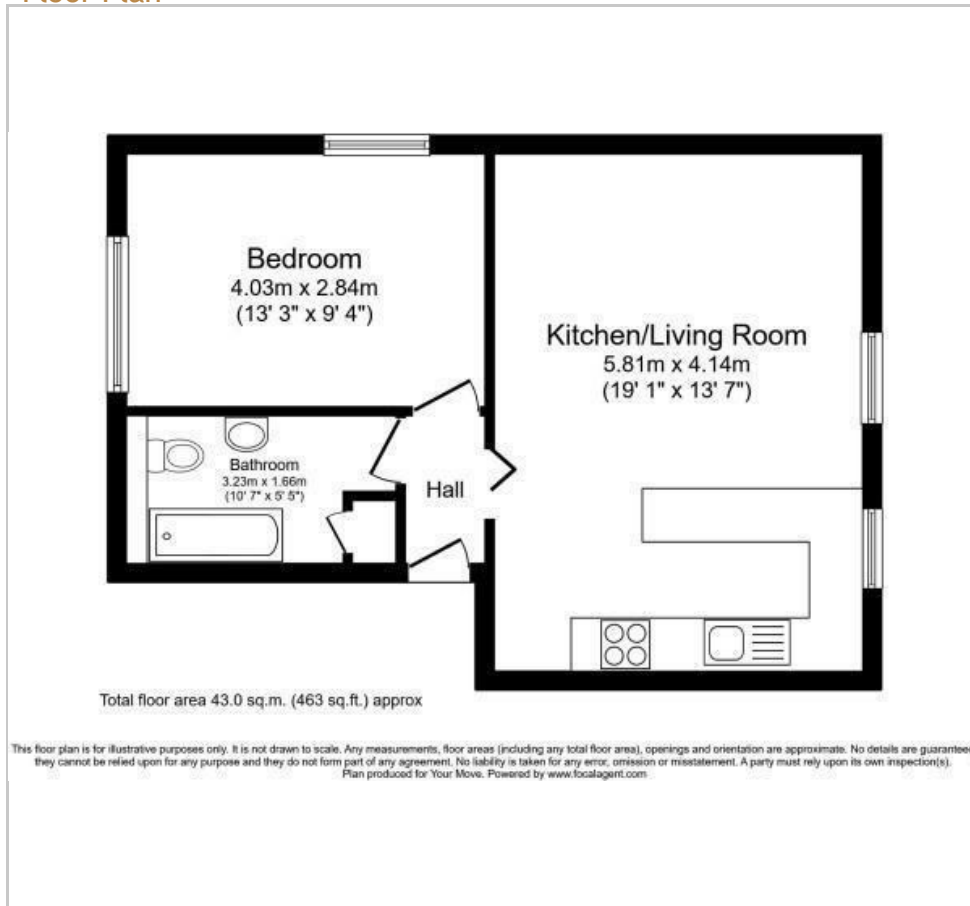
Large Rear communal Garden

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

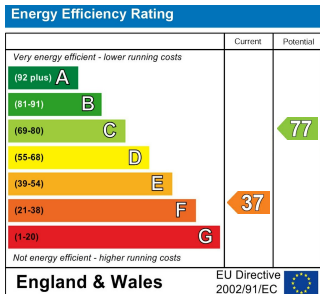


Floor Plan



Additional Information

- No onward chain
- Electric only
- Top floor conversion
- Large Rear garden shared with residents
- Can park on the drive when dentist is closed so evenings and weekends otherwise street parking
- Peppercorn ground rent
- Approx £1,300 service charge per year and includes building insurance
- Lease 166 years left



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

58 Banstead Road, Surrey, SM5 3NL
Tel: 020 4537 3222 Email: email@watsonhomesproperty.com
www.watsonhomesproperty.com

WH WATSON HOMES
Estate Agents