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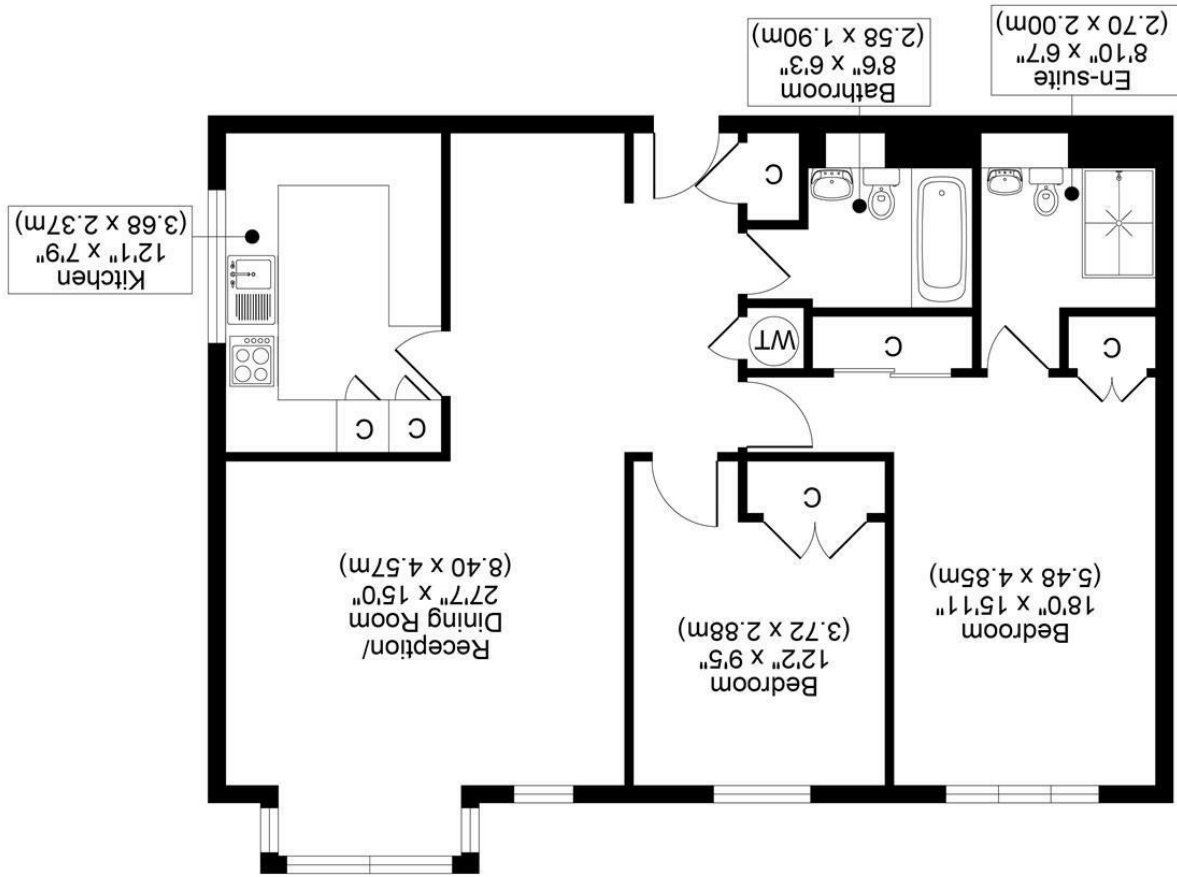
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



GIRTIN HOUSE, BRIGHTON ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA 914 SQ.FT (85 SQ.M)
FIRST FLOOR



CHRISTIES



BRIGHTON ROAD, SUTTON SM2 5JQ

OFFERS IN EXCESS OF £400,000

** GUIDE PRICE £425,000 - £475,000**

NESTLED ON BRIGHTON ROAD IN SUTTON, THIS CHARMING PURPOSE-BUILT FLAT OFFERS A DELIGHTFUL BLEND OF COMFORT AND CONVENIENCE. SPANNING AN IMPRESSIVE 912 SQUARE FEET, THE PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS, INCLUDING A MASTER SUITE COMPLETE WITH AN ENSUITE BATHROOM, ENSURING PRIVACY AND EASE FOR ITS OCCUPANTS.

THE FLAT BOASTS A SPACIOUS RECEPTION ROOM, PERFECT FOR BOTH RELAXATION AND ENTERTAINING GUESTS. WITH TWO BATHROOMS IN TOTAL, MORNING ROUTINES WILL BE A BREEZE FOR ALL RESIDENTS.

ONE OF THE STANDOUT FEATURES OF THIS FLAT IS THE GARAGE EN-BLOC, OFFERING SECURE PARKING AND ADDITIONAL STORAGE SPACE, A RARE FIND IN SUCH A CENTRAL LOCATION. SITUATED JUST MOMENTS FROM SUTTON TOWN CENTRE AND THE STATION, RESIDENTS WILL ENJOY EASY ACCESS TO A VARIETY OF SCHOOLS, SHOPS, RESTAURANTS, AND EXCELLENT TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR COMMUTERS AND THOSE WHO APPRECIATE THE VIBRANCY OF URBAN LIFE.

THIS FLAT PRESENTS A WONDERFUL OPPORTUNITY FOR FIRST-TIME BUYERS, SMALL FAMILIES, OR INVESTORS LOOKING TO ACQUIRE A PROPERTY IN A SOUGHT-AFTER

- MOMENTS FROM SUTTON TOWN CENTER AND STATION
- LARGE TWO BEDROOM TWO BATHROOM APARTMENT
- GARAGE EN-BLOC
- COUNCIL TAX BAND D
- EPC RATING C

