

**SOLD STC**



**Sussex Road, South Croydon**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £375,000**



Don't miss this lovely two bedroom period-built house in a popular residential area just 10 minutes from South Croydon Station.

- **Lovely Two Bedroom House**
- **Two Reception Rooms**
- **Fitted Kitchen**
- **Modern Bathroom/WC**
- **Gas Heating**
- **Beautiful Rear Garden**
- **10 Minutes to Station**

Available with no onward chain, this charming cottage-style house has a front reception room with feature fireplace and bespoke storage cupboards, a separate dining room with door to the rear garden - both rooms with attractive wood flooring, a bright fitted kitchen with an extensive range of wall and base cupboards, two equally sized double bedrooms, a fully tiled bathroom/wc and benefits from gas heating. Externally there is a small front garden and a beautifully stocked and tended country-cottage style garden at the rear.

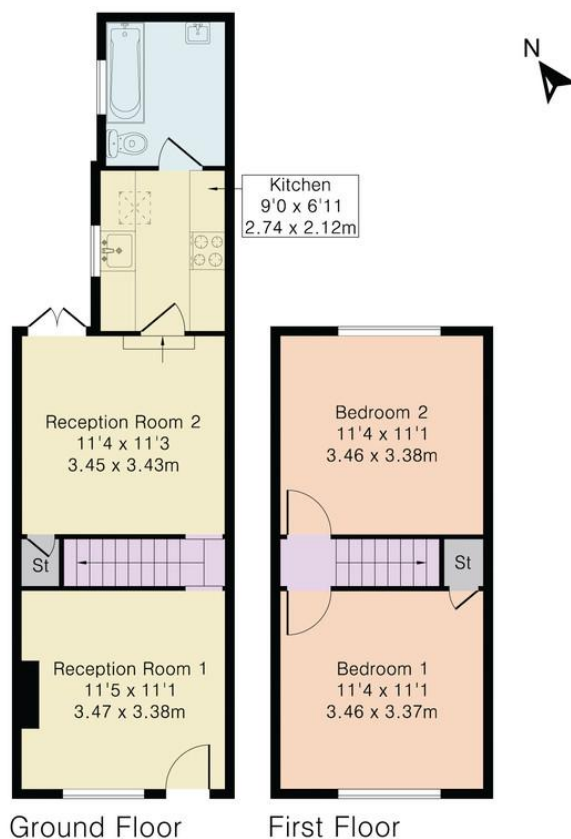
For commuters South Croydon Station is just a 10 minute stroll away, as is the excellent range of local shops bars and cafes at South End and the Restaurant Quarter.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>66 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!



Approximate Gross Internal Area 696 sq ft – 65 sq m  
 Ground Floor Area 408 sq ft – 38 sq m  
 First Floor Area 288 sq ft – 27 sq m



## Martin & Co Croydon

145 Brighton Road • • South Croydon • CR2 6EF  
 T: 0208 688 8565 • E: [croydon@martinco.com](mailto:croydon@martinco.com)

**0208 688 8565**  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.