



East Street, Epsom

The PERSONAL Agent

Guide Price £230,000

Leasehold - Share of Freehold

- Ground floor maisonette
- No onward chain
- Private rear garden
- 28ft x 12ft living/dining room
- Separate modern kitchen
- Double bedroom & white bathroom
- Recently re-decorated throughout
- Own front door & private entrance
- Walk to shops, station & town
- Share of freehold & minimal upkeep costs

Set within a highly convenient location just a short walk from Alexandra Park and within easy reach of Epsom's bustling town centre, 121 East Street offers the perfect blend of practicality, comfort, and lifestyle.

This beautifully presented one-bedroom ground floor maisonette has been recently redecorated throughout, creating a fresh and inviting atmosphere from the moment you step through the private front door.

The living and dining space is particularly impressive, stretching nearly 28 feet in length, it offers a rare sense of openness and versatility not often found at this price point. Whether you're hosting friends for dinner, working from home, or simply curling up on the sofa with a good book, the space effortlessly adapts to your lifestyle.

A separate, well appointed modern kitchen provides ample storage and worktop space for those who enjoy cooking, and it connects seamlessly to the main reception area. The white bathroom suite is clean and contemporary, reflecting the overall care and attention given to the property's presentation. The generous double bedroom is quietly positioned at the rear, providing a peaceful retreat at the end of the day.

One of the true highlights of this home is the private rear garden, a green,



sunny space ideal for morning coffee, light gardening, or simply enjoying some quiet time outdoors. It's a rare and valuable feature for a property of this type, enhancing both its charm and practicality.

The property also benefits from a share of freehold, meaning lower ongoing ownership costs and greater control over management decisions, a real advantage for long term peace of mind.

Located in a popular residential area, the maisonette is just a short walk from both local shops and the vibrant town centre, with its wide range of restaurants, cafés, and cultural amenities. Epsom's mainline station is nearby, offering fast and frequent services into London, making this an ideal home for commuters or anyone who values excellent connectivity. Families and forward thinking buyers will also appreciate the proximity to the Ofsted-rated 'Outstanding' Wallace Fields Infant and Junior Schools, just around the corner.

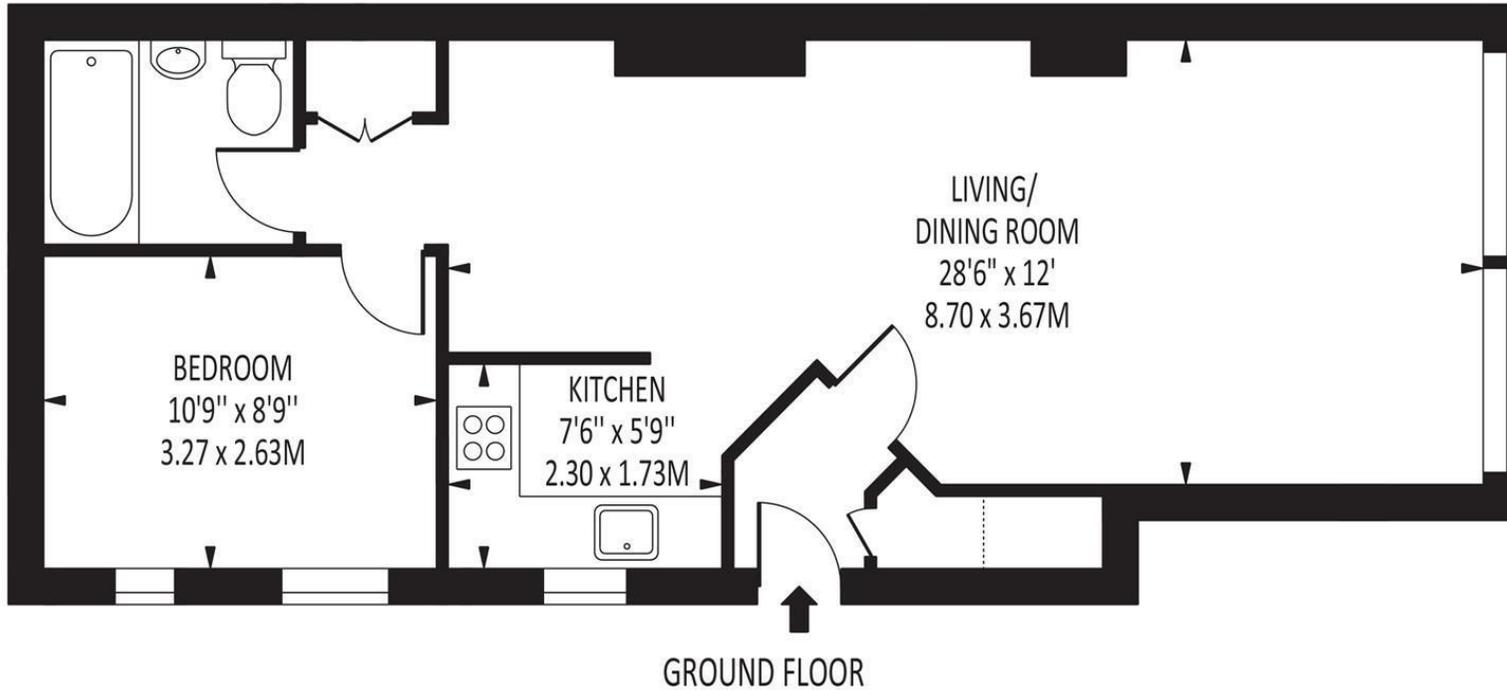
Offered to the market with no onward chain, this property presents an exceptional opportunity to secure a home that combines comfort, practicality, and a desirable location. Whether you're taking your first step onto the property ladder, downsizing to something more manageable, or seeking a smart investment, this delightful maisonette is well worth your attention.

Tenure - Leasehold Share of freehold
Length of lease (years remaining) - 992
Annual ground rent amount (£) - 0.0
Annual service charge amount (£) - 1020.00
Council tax band - B

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

