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Brighton Road, Surbiton, KT6 5NJ

An outstanding, spacious two double bedroom, two-bathroom ground floor apartment with secure underground parking and a lock-up store. Located within a short walk of Surbiton mainline station, high street and the Thames. The many benefits include a large, bright living room with ample sitting and dining space and two sets of French doors opening to the front. There is a separate high specification contemporary kitchen including quality integral appliances and stone surfaces. The large master bedroom has fitted wardrobes and a sumptuous en-suite bathroom. There is a double second bedroom also with wardrobes and another coordinating shower room. The welcoming entrance hallway includes storage. Wooden floors with under-floor heating, thermostatically controlled room to room and double glazing. Parking is in a secure underground garage with lift access along with a lock-up store. Council tax band E. Lease 111 years. The property enjoys the right to self-manage. We are informed the service charge is £2751 pa and the ground rent £322 pa. A lovely home sold with no onward chain.

Guide Price £500,000 Leasehold

EPC Rating: C

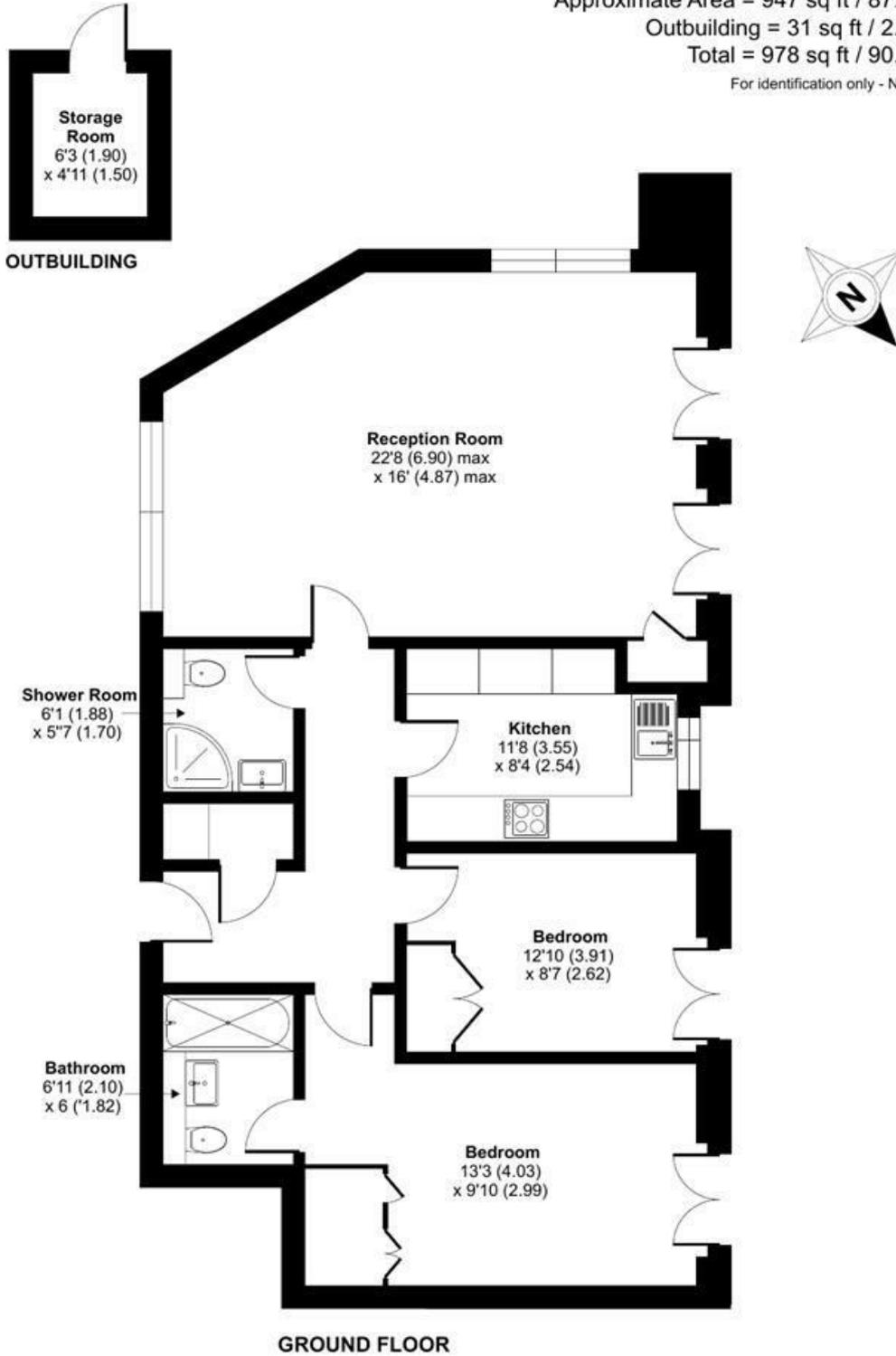
Brighton Road, Surbiton, KT6

Approximate Area = 947 sq ft / 87.9 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 978 sq ft / 90.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1417607.

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 78 | 80 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |