

Butler's  
thoughtful estate agency

96 Brighton Road, Sutton, SM2 5RQ  
£1,650 Per month





# PROPERTY SUMMARY

Nestled in the heart of Sutton, this charming purpose-built flat at 96 Brighton Road offers a delightful living experience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable home.

The flat features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in watching the sun set over Sutton. There is also a modern kitchen and shower room with everything you could require. There is also a garage included with the rental.

Sutton is known for its vibrant community and excellent amenities, including shops, restaurants, and parks, all within easy reach. Public transport links are also readily available, making commuting to London and surrounding areas a breeze.

This flat presents an excellent opportunity for those looking to settle in a welcoming neighbourhood while enjoying the comforts of modern living.







Brighton Road

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219552)

**Butler's**  
thoughtful estate agency

**OFFICE ADDRESS**  
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Sutton  
Surrey  
SM1 4FS

**OFFICE DETAILS**  
020 39 170 160  
lettings@butlershomes.co.uk  
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**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,903

**PROPERTY AVAILABLE DATE**  
15th August 2025

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 79        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements