

Brighton Road, Coulsdon,

£375,000 - Leasehold

3 2 2

WILLIAMS HARLOW























Guide Price £375,000 - £385,000. This immaculate three bedroom maisonette offers spacious accommodation over three floors with a delightful blend of comfort and style. The property has been thoughtfully maintained and presented to a high standard throughout, making it an ideal choice for those seeking a home that is ready to move straight into.

Spanning an impressive 1,662 square feet, this spacious residence boasts a well-proportioned reception room plus a study, providing ample space for both relaxation and entertaining. The three bedrooms are generously sized, with an en-suite to the master bedroom, ensuring that there is plenty of room for family or guests. The property also features a well-appointed bathroom, catering to all your needs.

One of the standout features of this maisonette is the private rear garden, which includes an outbuilding, perfect for storage or as a creative space. This outdoor area offers a tranquil retreat, ideal for enjoying the fresh air or hosting gatherings with friends and family.

Conveniently located, the property is close to local amenities in Coulsdon, ensuring that everyday necessities are within easy reach. Additionally, the surrounding area boasts miles of open countryside, providing opportunities for leisurely walks and outdoor activities.

This maisonette presents a unique opportunity for those looking for spacious and flexible accommodation in a desirable location. With its high standard of presentation and inviting atmosphere, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.

THE PROPERTY

The property is a particularly spacious three-bedroom maisonette set within an attractive period building. Its generous and flexible layout makes it feel much more like a house than a typical flat. One of its best features is the loft bedroom, which has its own bathroom and provides a lovely private space for the main bedroom or for guests. The property also benefits from a separate home office, a large kitchen, two bathrooms plus an additional WC, making it very practical for family life and working from home. Its elevated position offers lovely leafy views over the surrounding countryside, creating a peaceful and green outlook from the home. The private garden and courtyard provide valuable outdoor space for relaxing, entertaining and children to enjoy. The property also has gas central heating and full double glazing.

OUTDOOR SPACE

The private garden and courtyard provide valuable outdoor space for relaxing, entertaining and children to enjoy. The property also has free on-street parking.

LOCAL AREA

Hooley itself is a peaceful, friendly village surrounded by greenery and countryside walks, while still being within easy reach of Coulsdon and its shops, amenities and railway connections. The location also offers excellent road access via the A23, with convenient connections towards the M23 and M25. It offers a wonderful balance between a quieter, semi-rural setting and accessibility to London and the surrounding Surrey area.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
Smitham Primary School - Ages 4-11
Woodcote Primary School - Ages 4-11
Keston Primary School - Ages 4-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18
Oasis Academy Coulsdon - Ages 11-18

LOCAL TRAINS

Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes
Purley to London Victoria - 15 minutes
Purley to London Bridge - 23 minutes

LEASE

Approximately 116 years remaining.

SERVICE CHARGE

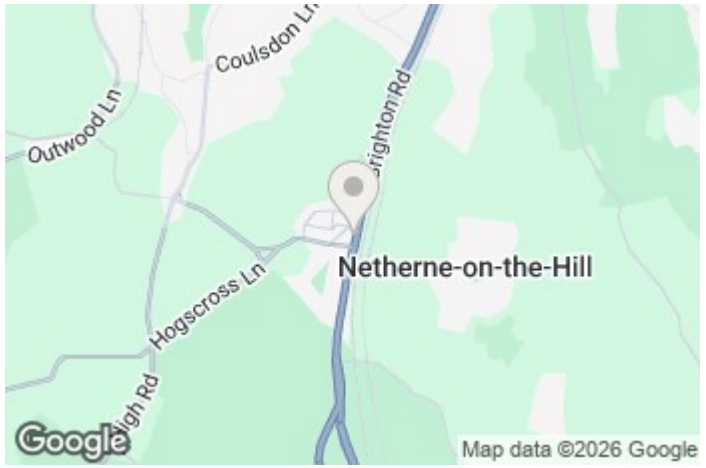
£754.00 per annum.
The Freeholder is happy to receive payments as a one off or monthly.

GROUND RENT

£200.00 per annum.

COUNCIL TAX

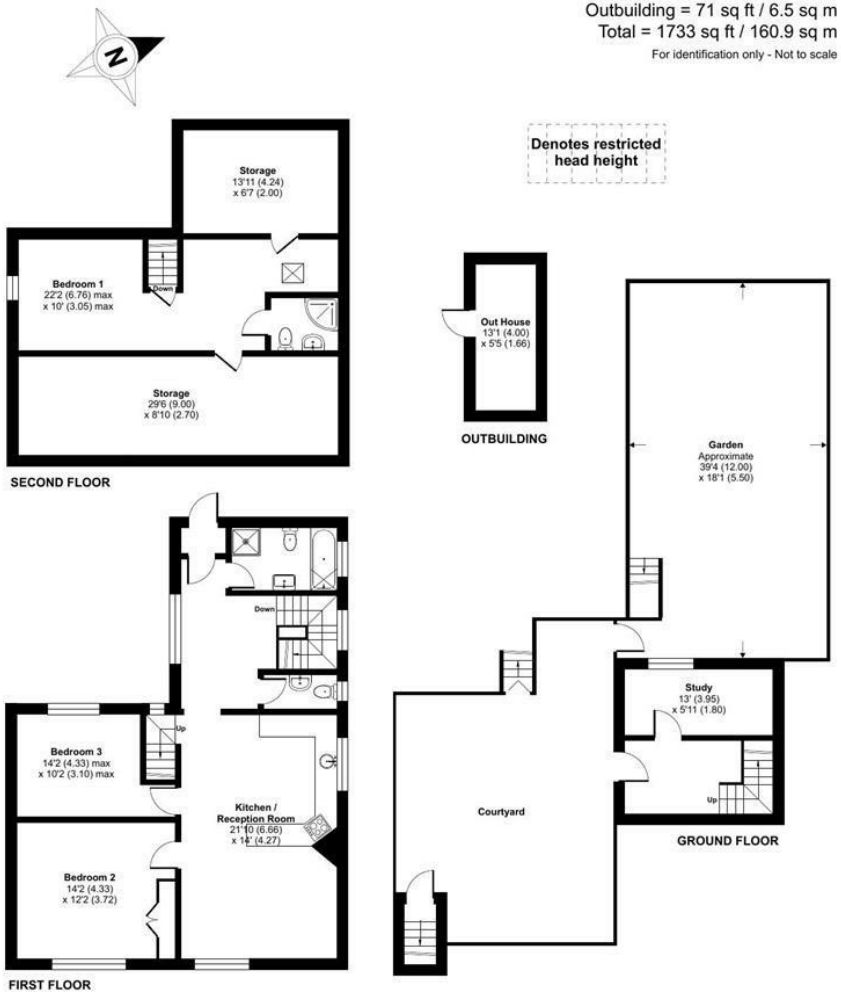
Reigate & Banstead BAND C £2,271.88 2026/27



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Brighton Road, Hooley, Coulsdon, CR5

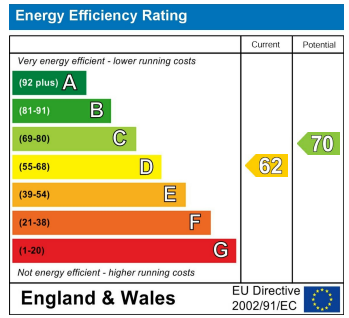
Approximate Area = 1662 sq ft / 154.3 sq m
Outbuilding = 71 sq ft / 6.5 sq m
Total = 1733 sq ft / 160.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1540079

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