



Brighton Road, South Sutton,
Guide Price £375,000 - Leasehold - Share of Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam – A superb art-deco ground floor mansion flat within short distances from Sutton train station, Belmont Village, Seaton House and Harris Academy. Share of freehold, garage and without an onward chain we highly recommend your viewing.

The Property

The property is very handsome. A large and very characterful art-deco block with distinctive features that really set the property apart from his peers. Entered via the communal reception hall, the flat itself is spacious and layered with the character seen from the outside; bay windows and high ceilings. The accommodation includes three bedrooms, a shower room with lavatory, a separate lavatory, entrance hall, kitchen and very large lounge. Having the three bedrooms and two lavatories, the features will definitely open the property up to the family market who seek the address for excellent local schools, albeit these flats are also very popular with downsizers from the large mansion type houses locally. The décor is clean and tidy with neutral happy tones where one could live with as is quite comfortably.

Outdoor Space

The sweeping carriage driveway is accessed via Brighton Road and carries on past the frontage of the block and down the side of the property to the garages. Behind the block there are pretty communal gardens.

The Area

Located between Sutton town centre, Carshalton Beeches and Belmont Village you have the best of South Sutton on your doorstep. With Sutton town centre just down the road, the area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

Vendor Thoughts

"Mum lived here happily for 40 years"

Why You Should View

Competitively priced, this property easily blends the lines between flat and house ownership. Its as spacious as some 1930 houses and located ideally for all the very best amenities. If you need the space, location on this budget then it doesn't get better.

Features

Three Bedrooms - Ground Floor - Garage - Parking - Character Features - Two Lavatories - Communal Gardens -

Benefits

- Close to Schools - Close to Buses - Close to Trains - Close to Park - No Onward Chain - Share Of Freehold -

Local Schools

The Avenue – Mixed State – Ages 3 – 11
Barrow Hedges – Mixed State – Ages 3 – 11
Harris – Mixed Academy – Ages 11 – 19
Seaton House – Mixed Fee Paying – 2 – 11
Devonshire – Mixed – 3 – 11

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Belmont Trains Station – London Victoria circa 50 mins.
Buses -
80 - Belmont Via Sutton to Morden Tube.
164 - Sutton to Wimbledon
280 - St Georges Tooting to Belmont Via Sutton
N44 - Trafalgar Sq to Sutton
S1 - Banstead to Mitcham via St Helier Hospital
S2 - Epsom to St Helier
S3 - Belmont to New Malden Via Sutton
S4 - Purley Way to Sutton Via Wallington

Lease and Service Charges

999 From 2012, Service Charges- £4148 per annum paid quarterly, Ground Rent- £50 per annum

Parking

One parking permit per annum for owner
One parking permit per annum for visitor

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Why Williams Harlow

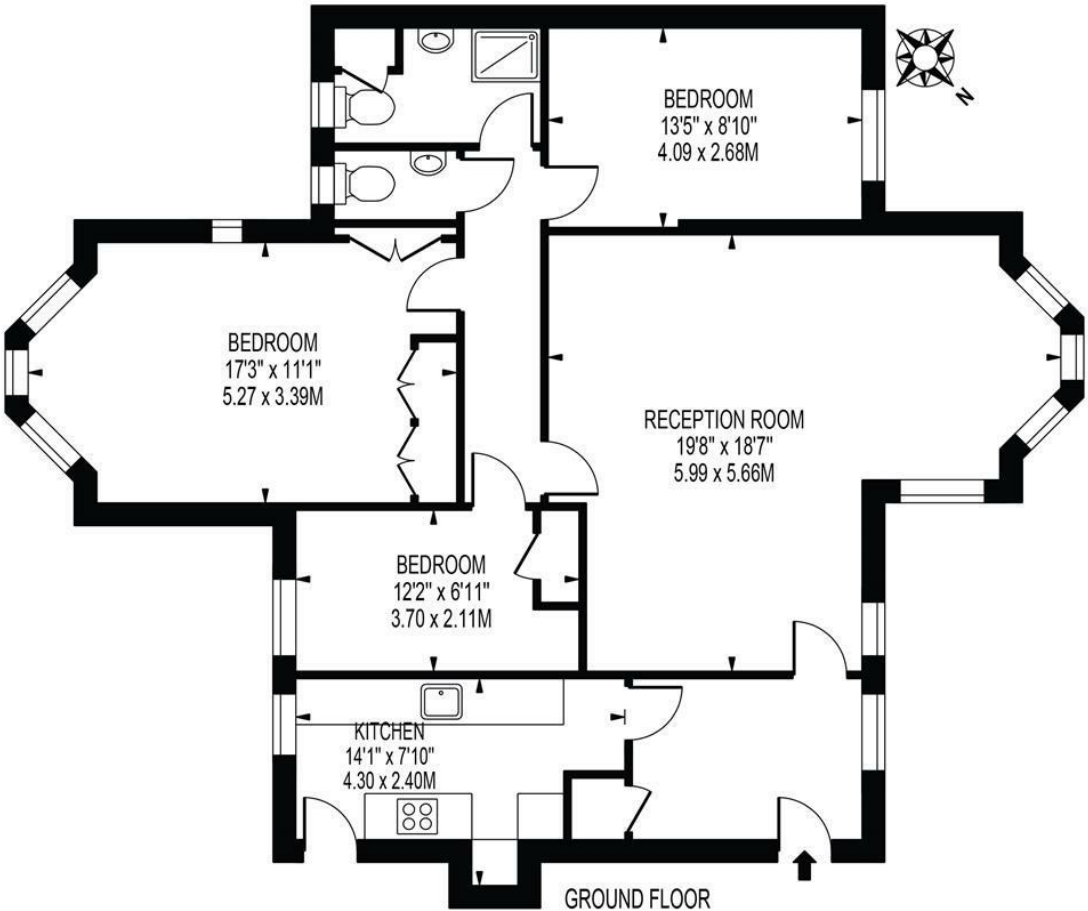
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THE CHILTERN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 962 SQ FT - 89.33 SQ M



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 OR 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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

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