



Emerald Court

Brighton Road | | Coulsdon | CR5 2BB

Asking Price £90,000

**BOND & SHERWILL**  
EST. 1908

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Coulsdon | CR5 2BB  
Asking Price £90,000

Ideally situated close to Coulsdon High Street this good-size one-bedroom, second-floor retirement flat is for over 60's only and comes to the market chain-free.

The interior features a good-size bedroom with fitted wardrobe, double-glazed windows, lounge/diner, fitted kitchen, shower room and hallway.

Additional benefits include residents' parking, residents' lounge, communal laundry room and lift access.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes.

Local shops include Waitrose, Aldi & Tesco Express along with further shopping opportunities across Croydon, while Coulsdon High Street itself has a number of popular restaurants and coffee shops. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities.



### Hallway

The hallway includes smoke alarm, coved ceiling and a cupboard housing the hot water tank.

### Lounge

The lounge includes an electric heater, coved ceiling, double-glazed two casement window with secondary glazing, feature electric fireplace with wooden hearth and surround and emergency pull cord.

### Kitchen

The kitchen includes wall and base level units with work surface area, space for free-standing fridge, space for free-standing freezer, four-ring electric hob with extractor hood, oven, partially-tiled walls, double-glazed single-casement window & coved ceiling.



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**Shower Room**

The shower room includes low-level W.C with a dual-flush, hand-rails, tiled walls, wash hand basin with mixer tap, shower enclosure with shower hose attachment, extractor fan, emergency pull cord & coved ceiling.

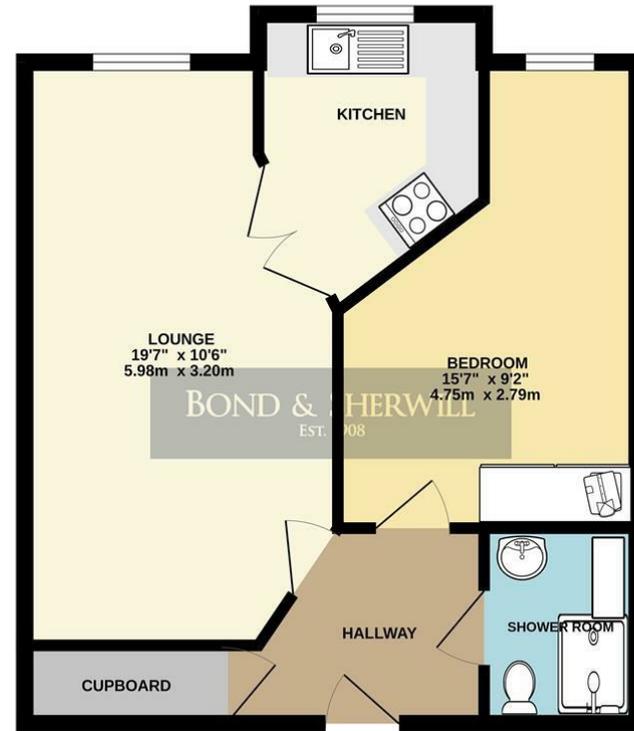
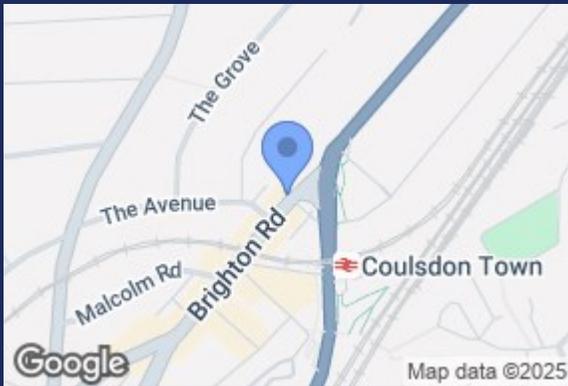
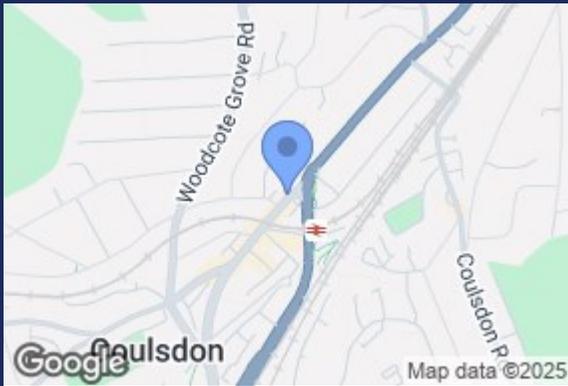
**Bedroom**

The bedroom includes two fitted wardrobes, double-glazed single-casement window with secondary-glazing, fitted dressing table, electric heater, emergency pull cord & coved ceiling.

**Communal Features**

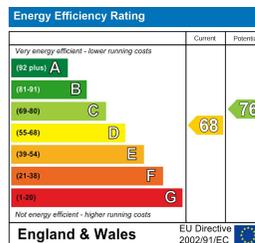
Communal features include laundry room, guest suite, residents' sitting room, well-kept communal grounds and residents' parking.





SECOND-FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Bond & Sherwill  
134 Brighton Road  
Coulsdon  
Surrey  
CR5 2ND  
020 8660 0189  
sales@bondandsherwill.co.uk