



1 Bedrooms | 1 Bathroom | 1 Reception Room

The Chilterns | Brighton Road | Sutton | SM2 5QN

**£220,000**

**LOFT**

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Sutton | SM2 5QN  
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- Chain free ground floor maisonette in the well regarded Art-Deco Development 'The Chilterns'
- Own private entrance from the beautifully designed grounds
- Residents permit parking
- Cosy reception room with double aspect windows and separate kitchen with space for all the appliances
- Double bedroom and bathroom with full size bath
- Ready to move into but room to improve and make your own
- Long lease
- Ideally situated in South Sutton, with great bus links and just 0.8 miles from Sutton train station

**Ground Floor**

**Hallway**

**Reception Room**

14'1" x 11'1" (4.29m x 3.38m)

**Kitchen**

7'8" x 6'0" (2.34m x 1.83m)

**Bedroom**

11'6" x 9'4" (3.51m x 2.84m)

**Bathroom**

**Outside**

**Private Entrance**

**Communal Gardens**

**Residents Permit**

**Parking**



The Chilterns, Brighton Road, SM2

Approximate Gross Internal Area  
38.9 sq m / 419 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1283254)



EPC Rating: D



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