



**Price**  
**£175,000**

**Leasehold**

2x  1x  1x 

**Brighton Road, Purley,  
Surrey, CR8**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- First floor maisonette in need of modernisation
- Walking distance to both Purley & Reedham stations
- Offered chain free with long lease
- Great yield for investors
- Easy reach of local shops for all your needs

## Accommodation

### FIRST FLOOR

Entrance Hallway

Living Room: 12'0 x 10'6 (3.66m x 3.20m)

Kitchen: 8'9 x 5'2 (2.67m x 1.58m)

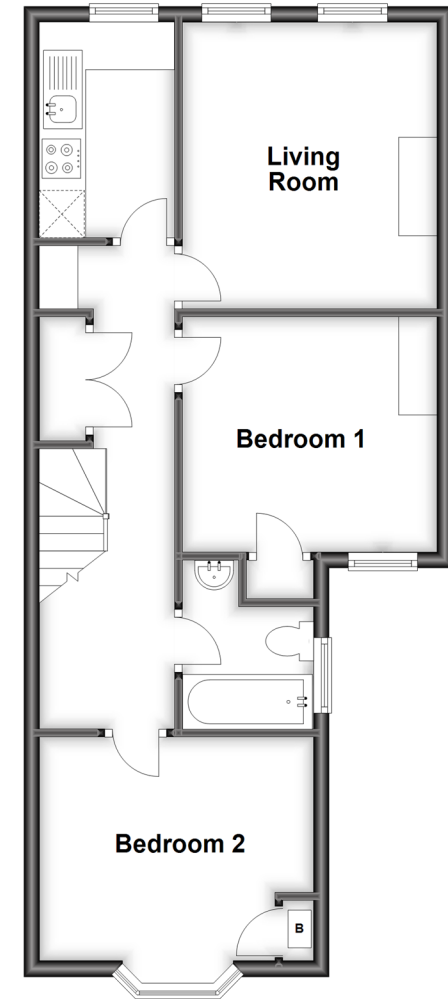
Bedroom 1: 11'6 x 10'9 (3.51m x 3.28m)

Bedroom 2: 10'3 x 9'9 (3.13m x 2.97m)

Bathroom

### First Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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