



**Guide Price**  
**£675,000**

**Freehold**

4x  2x  2x 

**Brighton Road, Sutton,  
Surrey, SM2**

**OVER 60?**

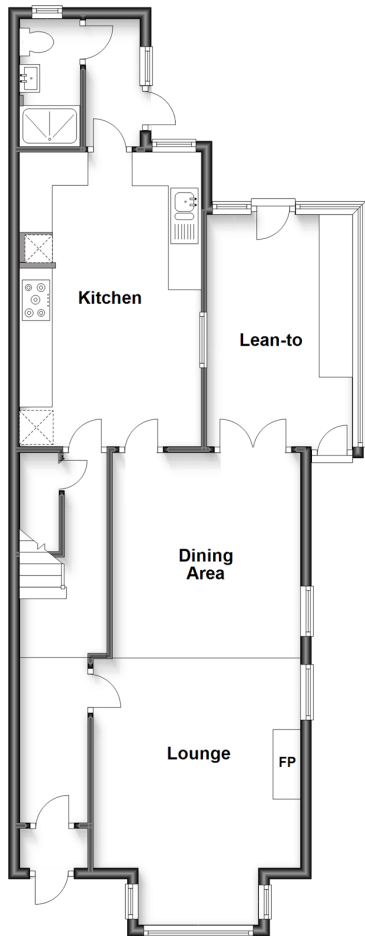
Secure this property  
for up to **59% less!**



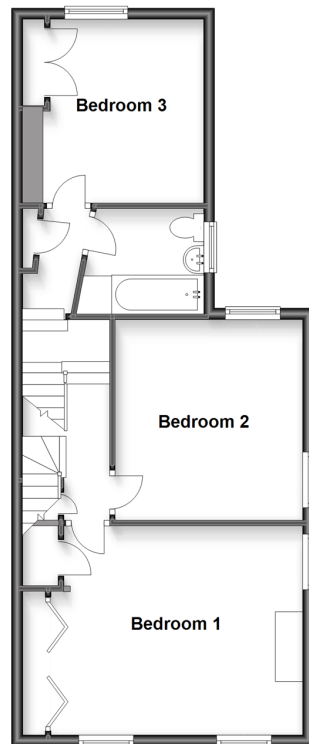
**Video Tour available**

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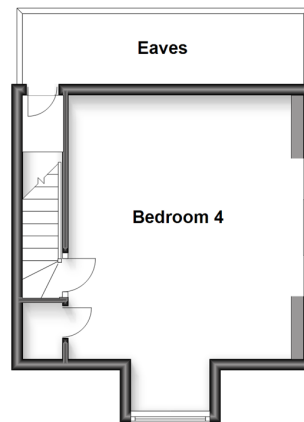
**Split Level Ground Floor**  
Approx. 74.1 sq. metres (797.7 sq. feet)



**Split Level First Floor**  
Approx. 56.0 sq. metres (603.1 sq. feet)



**Second Floor**  
Approx. 25.3 sq. metres (272.8 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 15'7 into bay x 12'3 (4.75m x 3.74m)

Dining Area: 13'8 x 11'2 (4.17m x 3.41m)

Kitchen: 18'0 x 10'8 (5.49m x 3.25m)

Shower Room

Lean-To: 13'7 x 8'7 (4.14m x 2.62m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 18'8 into bay x 13'8 (5.69m x 4.17m)

Bedroom 2: 13'2 x 11'2 (4.02m x 3.41m)

Bedroom 3: 10'4 x 9'7 (3.15m x 2.92m)

Bathroom: 7'3 x 6'2 (2.21m x 1.88m)

### SECOND FLOOR

Landing

Bedroom 4: 14'9 x 12'8 (4.50m x 3.86m)

### OUTSIDE

Front Garden

Rear Garden





## Main features

- Exciting period home with characterful features set over three floors
- Four double bedrooms & double garage
- Potential to extend (subject to planning permissions)
- Walking distance to Belmont Village, train and bus stations
- Close to Banstead Common and other green spaces



### Nearest Schools

Primary Schools: Avenue Primary 0.2 miles, Devonshire Primary 0.7 miles, Barrow Hedges Primary 1.0 miles  
Secondary Schools: The Harris Academy 0.2 miles, Overton Grange School 0.5 miles, Sutton Grammar School 1.9 miles, Nonsuch High School for Girls 2.4 miles



### Transport Information

Train Stations: Belmont 0.1 miles, Sutton 1.0 miles, Cheam 1.0 miles  
Underground Morden 3.9 miles



### Address

Brighton Road, Sutton, Surrey, SM2



### Directions

For directions to this property please contact us.





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- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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