



**OVER 60?**

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

**Price**

**£230,000**

**Leasehold**

1x  1x  1x 

**Lansdown House,  
Brighton Road, Sutton,  
Surrey, SM2**

**cubitt&west**  
Helping you move forwards





## Main features

- No onward chain to wait for
- Allocated parking space & private balcony
- Scope to make your own
- Walking distance to Sutton town centre & station
- Perfect investment or first time buy

## Accommodation

### THIRD FLOOR

Entrance Hall

Lounge: 14'9 x 13'9 (4.50m x 4.19m)

Kitchen: 8'7 x 7'2 (2.62m x 2.19m)

Bedroom : 11'8 x 10'6 (3.56m x 3.20m)

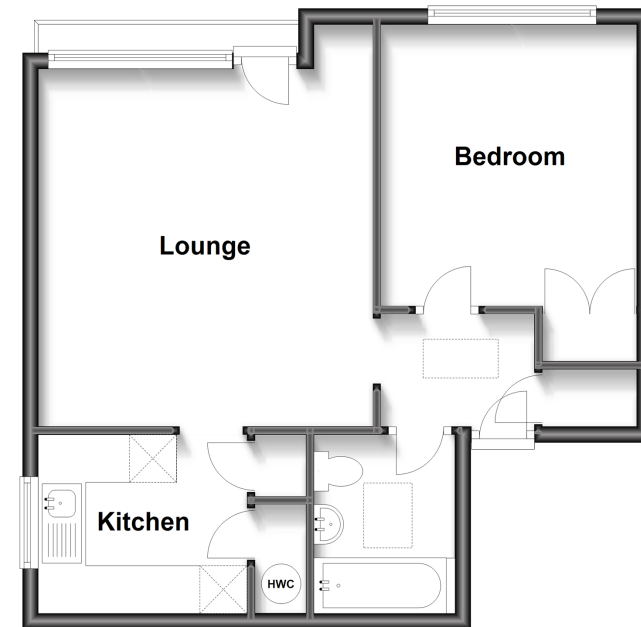
Bathroom: 7'3 x 5'7 (2.21m x 1.70m)

### OUTSIDE

Allocated Parking

### Third Floor

Approx. 49.0 sq. metres (527.5 sq. feet)



**Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.