

134 Brighton Road  
Coulston  
Surrey  
CR5 2ND  
0208 660 0189

[www.bond-sherwill.com](http://www.bond-sherwill.com)  
[sales@bond-sherwill.com](mailto:sales@bond-sherwill.com)

## *BOND & SHERWILL*



### *Brighton Road*

Bond & Sherwill are proud to market this rarely-available ground-floor studio apartment converted from Purley's grade-two listed Town Hall.

The interior features a studio with high ceiling, kitchen area and a bathroom.

This apartment benefits from being just a short walk from Reedham Railway Station and being in close proximity of Purley Railway Station, which provides swift and easy access to London Victoria, London Bridge, Gatwick Airport and Brighton. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station.

The M23/M25 interchange at Hooley can be used to access the national motorway network while local amenities, shops and restaurants can be found in Purley Town Centre.

## £ 170,000

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

# BOND & SHERWILL

## Studio

The studio includes two electric heaters, three sash windows, entry phone system, cupboard, smoke alarm and coved ceiling.



## Kitchen Area

The kitchen area includes wall & base level units with work surface area, partially-tiled walls, cupboard housing hot water cylinder, four-ring electric hob with extractor hood, oven, space for washing machine, sink with drainer & stainless-steel mixer tap, electric heater, smoke alarm and coved ceiling.



## Bathroom

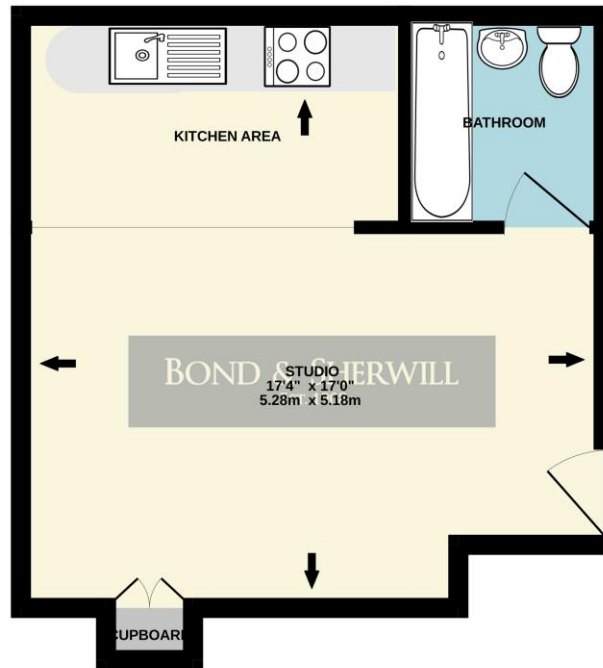
Tile enclosed bath with wall-fixed controls, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush, tiled floor and extractor fan.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

# BOND & SHERWILL

## *Brighton Road*



GROUND-FLOOR  
293 sq.ft. (27.2 sq.m.) approx.

TOTAL FLOOR AREA: 293 sq.ft. (27.2 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 misstatement. 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.  
Made with Metropix ©2025

### Energy Performance Certificate

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.