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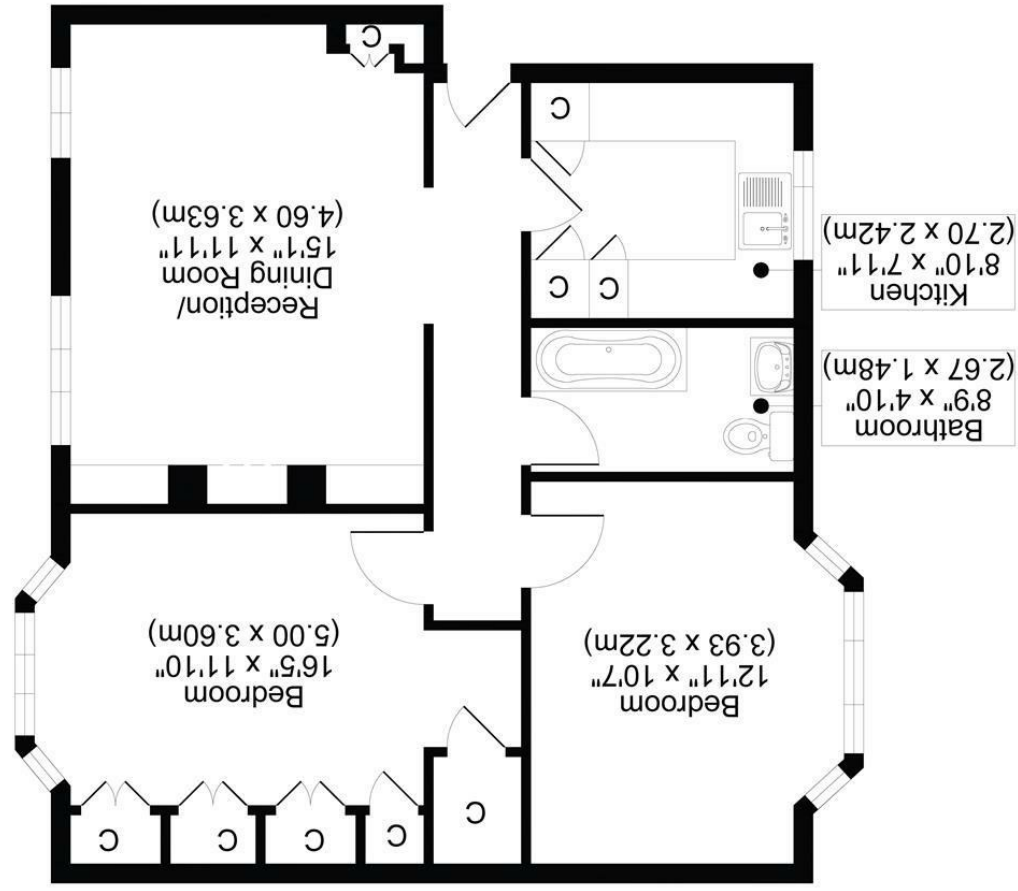
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



PARK MANOR, CHRISTCHURCH PARK, SM2  
 TOTAL APPROX FLOOR PLAN AREA 686 SQ.FT (64 SQ.M)  
 GROUND FLOOR



CHRISTIES





WELCOME TO CHRISTCHURCH PARK SITUATED IN THE HEART OF SOUTH SUTTON. THIS DELIGHTFUL PURPOSE-BUILT FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. SPANNING AN IMPRESSIVE 686 SQUARE FEET, THE PROPERTY BOASTS TWO SPACIOUS RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINING GUESTS. THE FLAT FEATURES TWO WELL-PROPORTIONED BEDROOMS, IDEAL FOR A SMALL FAMILY OR PROFESSIONALS SEEKING A PEACEFUL RETREAT.

CONSTRUCTED IN 1935, THIS RESIDENCE EXUDES CHARACTER AND CHARM, WITH PERIOD FEATURES THAT ADD TO ITS APPEAL. THE WELL-DESIGNED LAYOUT ENSURES A SEAMLESS FLOW THROUGHOUT THE LIVING SPACES, MAKING IT A WELCOMING ENVIRONMENT FOR BOTH RESIDENTS AND VISITORS ALIKE. THE BATHROOM IS THOUGHTFULLY APPOINTED, CATERING TO ALL YOUR DAILY NEEDS.

SITUATED IN A DESIRABLE LOCATION, THE FLAT BENEFITS FROM PROXIMITY TO LOCAL AMENITIES, PARKS, AND EXCELLENT TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR THOSE WHO APPRECIATE BOTH TRANQUILLITY AND ACCESSIBILITY. WHETHER YOU ARE A FIRST-TIME BUYER OR LOOKING TO DOWNSIZE, THIS PROPERTY PRESENTS A WONDERFUL OPPORTUNITY TO OWN A PIECE OF SUTTON'S HISTORY WHILE ENJOYING MODERN LIVING.

IN SUMMARY, THIS FLAT IN CHRISTCHURCH PARK IS A RARE FIND, COMBINING SPACIOUS LIVING AREAS, A PRIME LOCATION, AND A TOUCH OF HISTORICAL CHARM. DO NOT MISS THE CHANCE TO MAKE THIS LOVELY PROPERTY YOUR NEW HOME.

- CHAIN FREE
- 2 DOUBLE BEDROOMS
- SOUGHT AFTER ROAD IN SOUTH SUTTON
- COUNCIL TAX BAND D
- EPC RATING D

