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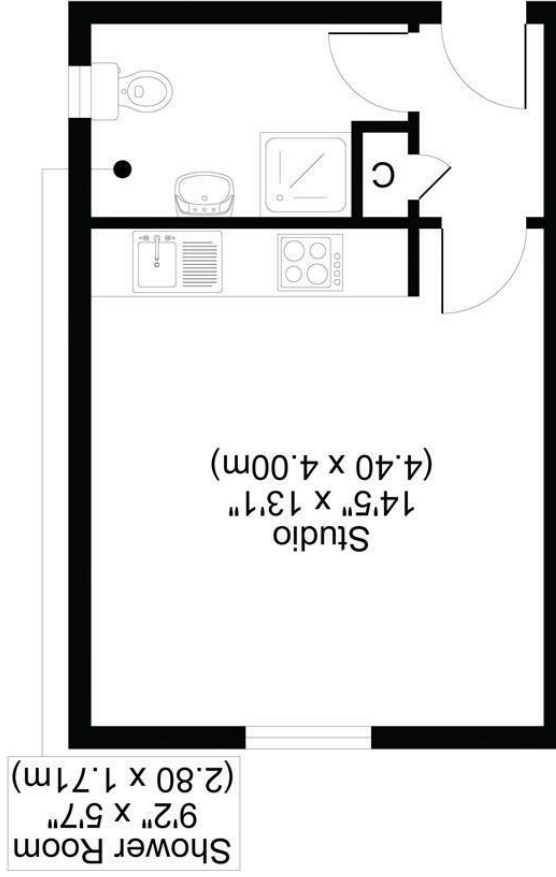
RICS

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.



BUTE HOUSE, BRIGHTON ROAD, SM2  
 TOTAL APPROX FLOOR PLAN AREA 267 SQ.FT (25 SQ.M)  
 THIRD FLOOR



CHRISTIES



# BRIGHTON ROAD, SUTTON SM2 5SL

# OFFERS IN THE REGION OF £200,000

WELCOME TO BRIGHTON ROAD, SUTTON - A CHARMING LOCATION FOR THIS DELIGHTFUL STUDIO APARTMENT! SITUATED IN A PRIME SPOT, THIS STUDIO OFFERS A COSY AND CONVENIENT LIVING SPACE FOR THOSE SEEKING A COMFORTABLE ABODE.

THIS STUDIO APARTMENT IS PERFECT FOR INDIVIDUALS LOOKING FOR A COMPACT YET STYLISH LIVING SPACE. THE OPEN-PLAN LAYOUT CREATES A SEAMLESS FLOW BETWEEN THE LIVING, SLEEPING, AND DINING AREAS, MAKING IT FEEL SPACIOUS AND AIRY.

LOCATED IN THE HEART OF SUTTON, RESIDENTS WILL HAVE EASY ACCESS TO A VARIETY OF AMENITIES INCLUDING SHOPS, RESTAURANTS, AND TRANSPORT LINKS. WHETHER YOU ARE A YOUNG PROFESSIONAL OR A STUDENT, THIS STUDIO IS IDEAL FOR THOSE SEEKING A VIBRANT LIFESTYLE WITH EVERYTHING AT THEIR DOORSTEP.

DO NOT MISS OUT ON THE OPPORTUNITY TO MAKE THIS STUDIO APARTMENT YOUR OWN. EMBRACE THE SIMPLICITY AND FUNCTIONALITY OF THIS SPACE AND ENJOY THE CONVENIENCE OF LIVING IN A BUSTLING AREA LIKE BRIGHTON ROAD. BOOK A VIEWING TODAY AND ENVISION YOURSELF LIVING IN THIS CHARMING STUDIO IN SUTTON!

SERVICE CHARGES £1496.99 PA AS ADVISED BY VENDOR.

- 0.5 MILES TO SUTTON MAINLINE STATION
- STUDIO APARTMENT
- 961 YEARS LEASE
- EPC RATING E
- COUNCIL TAX BAND B

