PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

Let on 12 Month AST

171A Brighton Road Coulsdon, Surrey, CR5 2NH

First Floor Two Bedroom Flat

First Floor (Residential)
1,130 sq.ft / 105 sq.m

£28,500 P.A.
(£25.22 PSF / £271.43 PSM)

Council Tax Band D
for 2026/2027









RESIDENTIAL LUXURY FLAT

- Rarely available luxury flat on the high street with independent entry
- Two bedrooms with a bathroom & en suite
- High security lobby door with Nest video entry
- High ceiling levels with roof light to flat hallway
- Both bathrooms with underfloor heating
- Balcony with secure gate accessed by main bedroom
- Main bedroom with fitted walk in wardrobe
- Brand new Worcester boiler with Nest Thermostat
- Two car parking spaces to the rear of the building

COMMERCIAL PROPERTY DEVELOPMENT
www.praetorianproperties.co.uk

Office: 01737 420125
Mobile: 07801 570446
Email: Richard@PraetorianProperties.co.uk

PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

171A Brighton Road
Coulsdon
Surrey
CR5 2NH

LOCATION

Flat 171A is situated on Brighton Road which is the main high street in Coulsdon with Croydon 4 miles to the North and Redhill 5 miles to the South along the A23.

Coulsdon has good access both to the M25 at Junction 7 and the M23 though Redhill / Gatwick.

Cousldon is a smaller town benefiting from the links with Croydon and London while offering the usual mix of suburban residential property from large houses to the usual town centre flats. It also benefits from two rail stations at either end of the high street providing connections to all of the London stations for commuting.

Like Purley the town of Coulsdon is benefiting from Investment in order to provide modern infrastructure and encourage more commercial development which has brought Cafe Nero, Costa Coffee & Aldi supermarket to the high street.

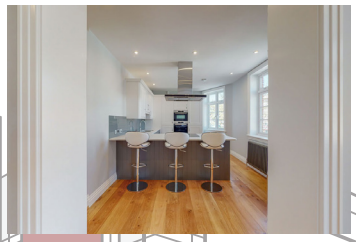
DESCRIPTION

The property comprises the left half of the entire first floor on a two story building above a restaurant.

The other half of the first floor is a slightly smaller luxury flat which is also accessed from the same lobby. The lobby isreached from external galvanised steps to the rear of the restaurant where two reserved parking spaces are allocated to each flat. Completely restored and improved in 2019 both flats have two bedrooms and two bathrooms using luxury fittings, wooden floors, carpeted bedrooms, fitted wardrobes and designer lighting.

The kitchen has a Corin work surface, fitted Bosch appliances and designer LED plinth lighting. Both bathrooms are fully tiled with Roca fittings and underfloor heating. Nest Doorbell, Thermostat and Smoke detectors are also fitted.

Viewing Strictly by appointment






CONTACT
Richard Davis

Office: 01737 420125
Mobile: 07801 570446
Email: richard@PraetorianProperties.co.uk
The Barons, 46 Church Street, Reigate, RH2 0AJ