



Flat 5, Picton Mount Southview Road, Warlingham – CR6 9JE

In Excess of £300,000





Flat 5

Picton Mount Southview Road,
Warlingham

A spacious two double bedroom top floor apartment with balcony, garage and off street parking situated in a private gated close with stunning views from the sunny balcony.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Top Floor with level access
- Lounge with Balcony
- Two double bedrooms both with fitted wardrobes.
- Bathroom and second w.c.
- Garage and driveway



Property Description

Situated in an elevated position with far-reaching views, this well-presented two-bedroom top floor apartment offers light-filled accommodation and a private balcony, perfect for enjoying the stunning outlook across the surrounding area. Conveniently accessed at road level, the apartment combines ease of access with the benefits of top-floor living.

The spacious entrance hall welcomes you into the property and features two built-in storage cupboards, providing practical storage. The generous lounge is bright and airy, with patio doors opening onto a sunny private balcony that makes the most of the impressive panoramic views – a perfect spot to relax or entertain.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and picturesque outlooks, offering comfortable and peaceful spaces to unwind. The property also includes a bathroom and an additional separate W.C., ideal for busy households or visiting guests.

Externally, the property enjoys a gated driveway leading into well-maintained communal grounds, with ample residents' and visitors' parking. A large garage provides secure storage or parking, and also benefits from a block-paved driveway to the front, offering further off-street parking.

Located in a desirable area and offering excellent access to transport links, this top floor apartment is perfect for downsizers, professionals, or anyone looking for low-maintenance living with spectacular views. Early viewing is highly recommended.



Southview Road, Warlingham, CR6

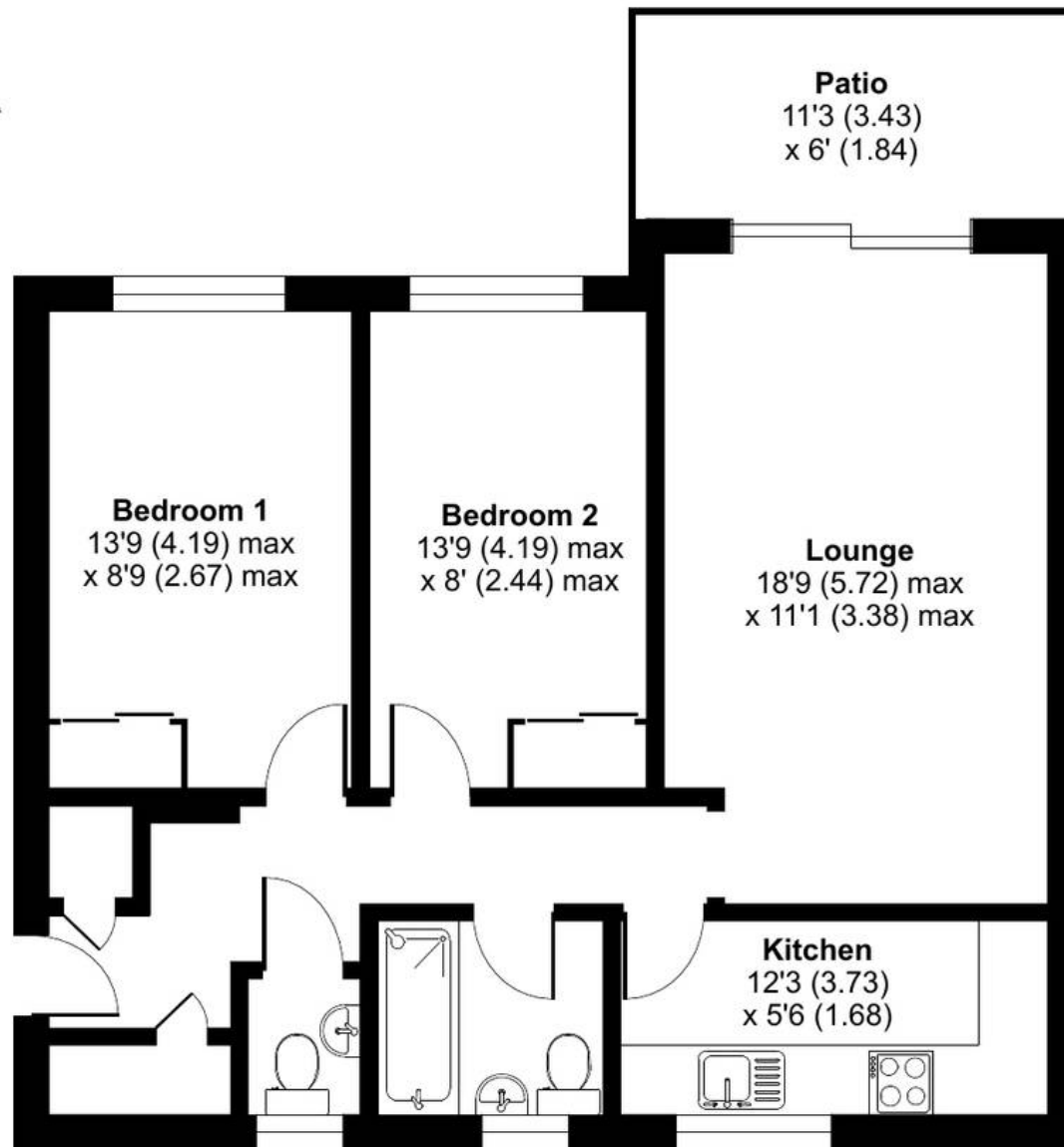


Approximate Area = 686 sq ft / 63.7 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 871 sq ft / 80.8 sq m

For identification only - Not to scale



GROUND FLOOR





Park & Bailey Warlingham

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