



**SACKVILLE ROAD, SUTTON, SM2**

**£385,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM TWO BATHROOM APARTMENT FEATURING RESIDENT'S PARKING AND A PATIO AREA OVERLOOKING SHARED GARDENS**

**Winkworth**

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## AT A GLANCE

- Ground Floor Apartment
- Private Patio Area
- Two Double Bedrooms
- Spacious Living/Dining Room Overlooking Shared Gardens
- Modern Kitchen
- Family Bathroom
- En-Suite Shower/WC
- Residents Parking
- Secure Entry Phone System
- No Onward Chain

## DESCRIPTION

Offering no onward chain and situated within easy reach of Cheam Village and Sutton town centre, this beautifully presented ground floor apartment features residents' parking, a private patio area and two luxury bathrooms.

The local village and Sutton high street offer an array of amenities including shops, restaurants, cafes and bus routes towards Epsom, Kingston and Heathrow. Commuters will have the choice of three train stations; Cheam, which is approx. half a mile, as well as Belmont and Sutton, both just over half a mile, all offering fast and frequent services to Central London.

The property has been refurbished by the current owners over recent years and is well presented throughout. The accommodation comprises a spacious entrance hall, a principal bedroom overlooking the shared gardens, an en-suite shower room, a second double bedroom, a family bathroom, a modern-fitted kitchen and a well-proportioned living room/dining room which has direct access to the patio area and well-kept shared gardens.

Other benefits include a secure entry phone system and allocated residents' parking.

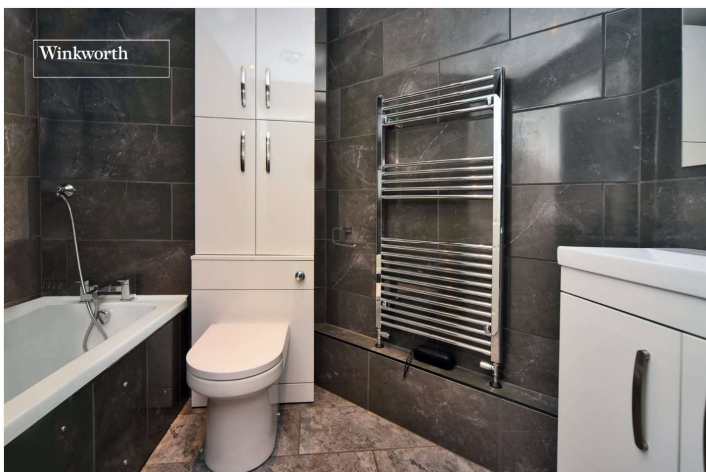
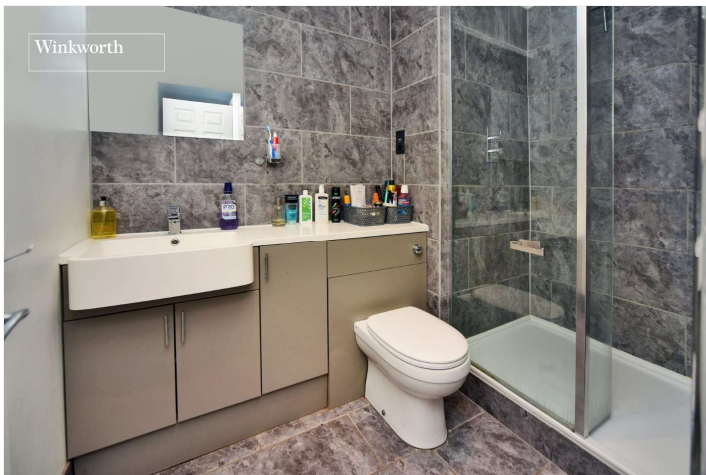
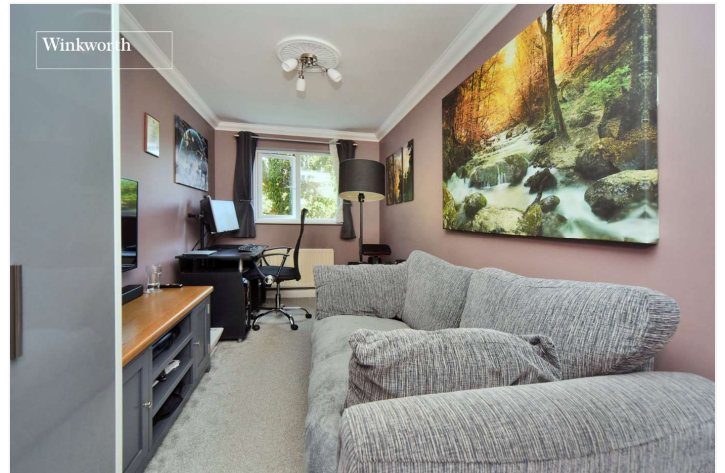
Lease and related information:

The vendor has provided the following information:

The lease length is approx. 98 years remaining.

The service charge is approx. £1600 per annum and includes general communal cleaning, garden maintenance and building insurance. The ground rent is £300 per annum.





## ACCOMMODATION

### Entrance Hall

**Living/Dining Room** - 23' x 10'3" max (7m x 3.12m max)

**Kitchen** - 11'9" 5'10" max (3.58m 1.78m max)

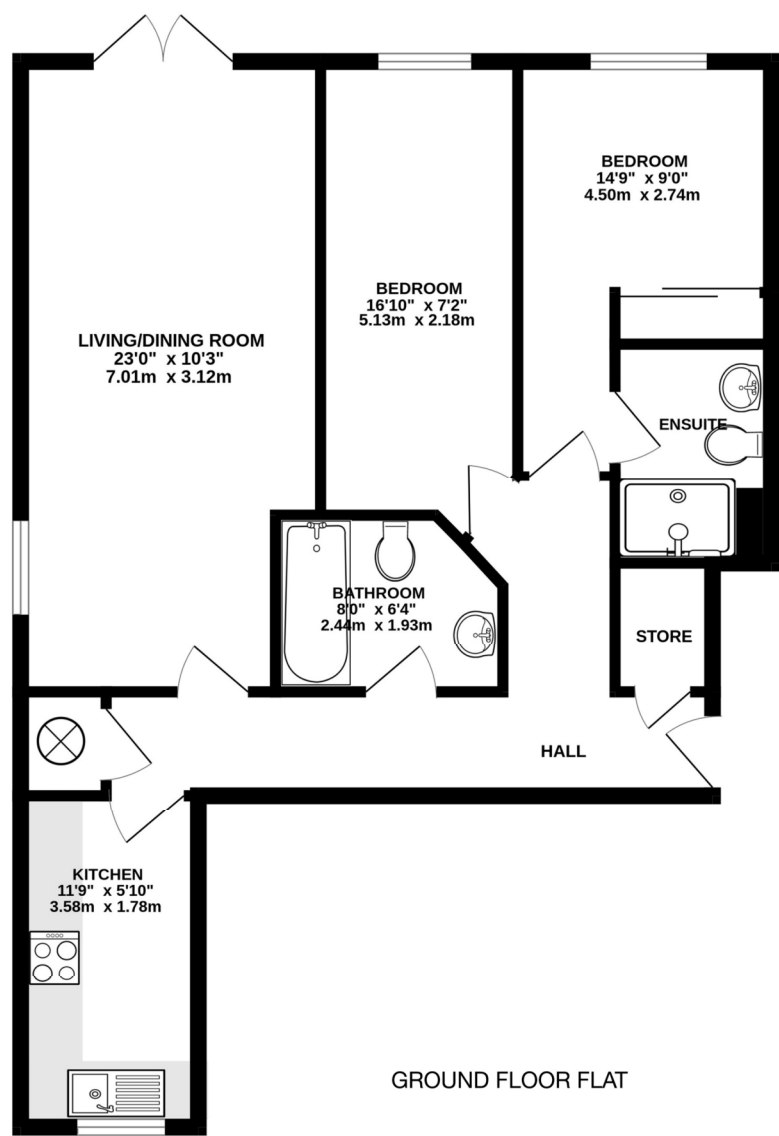
**Bedroom** - 16'10" x 7'2" max (5.13m x 2.18m max)

**Bedroom** - 14'9" x 9' max (4.5m x 2.74m max)

**Family Bathroom** - 8' x 6'4" max (2.44m x 1.93m max)

### En-Suite Shower/WC

Sackville Road, Sutton SM2 6HS  
INTERNAL FLOOR AREA (APPROX.) 775 sq ft/ 72.0 sq m



GROUND FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

