



Flat 1 Burghside, Brighton Road, Banstead, SM7 1DJ

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMESDEAN**  
ESTATE AGENTS

JamesDean are pleased to bring to the market this one bedroom apartment on an exclusive gated development of just 6 converted luxury apartments. Located being in an extremely sought after location under 1 mile from Banstead Station and around 0.5 miles from Banstead's bustling High Street. Finished to a high standard with fully fitted, high gloss kitchens, quality integrated appliances and bathrooms featuring Villeroy & Boch sanitary ware with Porcelanosa tiles.

This property comprises in brief, an entrance hall with a storage cupboard, living room with open plan kitchen with doors to a private patio, a double bedroom with



double door built in wardrobe and a family bathroom. The property comes to the market with the benefit of whites goods including; dishwasher, washer dryer, microwave and fridge freezer. Outside, the property has the additional benefit of one allocated space in a secure gated car park as well as a secure entry system.

Burghside is located 0.5 miles of Banstead High Street. Banstead High Street provides a comprehensive range of local shops and businesses. There are also a good number of restaurants, cafes, and coffee shops. Local restaurants include Zizzi, Prezzo and Cafe Nero. From Banstead Station you can be in London in under 50 minutes into Victoria and London Bridge. By bus you can be in Sutton train station within 15 minutes where you can catch a Thames Link train to London.

Please call JamesDean for further information and to register your interest.

**£1,250 Per Calendar Month**



## Floor plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Key information

**Internal Area:** sq ft

**Tenure:**

**Viewing:** Strictly By Appointment

### Do you have a property to sell?

If so we can provide you with a free market appraisal.

### Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

### Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.