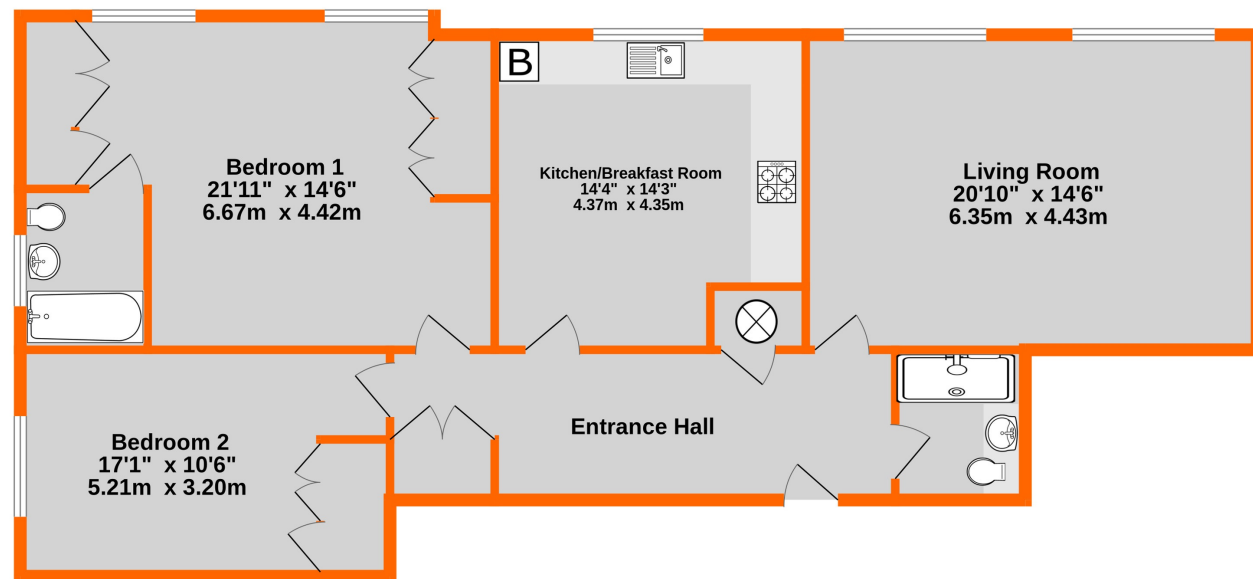


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



TOTAL FLOOR AREA : 1156sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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5 Highcliffe, 32 Albemarle Road, Beckenham BR3 5HJ

Offers Over £500,000 Share of Freehold

- Easy access to High Street and station
- Ground floor flat with garage to rear
- Impressive entrance hall and living room
- Two vast bedrooms with ample wardrobes
- Wonderfully spacious accommodation
- Recently updated with high quality flooring
- Brand new fitted kitchen/breakfast room
- Re-appointed shower room and en suite

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5 Highcliffe, 32 Albemarle Road, Beckenham BR3 5HJ

Exceptionally spacious and fully renovated ground floor apartment in wonderfully convenient location offering easy access to Beckenham High Street and Beckenham Junction Station. Few comparable properties offer such generous main rooms with: LIVING ROOM 6.35m x 4.40m (21ft x 14'6), MAIN BEDROOM 6.67m max x 4.40m max (22ft x 14'6) and SECOND BEDROOM 5.2m max x 3.2m max (17ft x 10'6). In addition, there is a large recently refitted kitchen/breakfast room with ample space for table and new integrated appliances. The impressive hall sets the tone with ample space for a large desk or other furniture. REAPPOINTED EN SUITE BATHROOM plus SHOWER ROOM off hall, gas central heating, double glazed windows and attractive high quality wood effect flooring giving buyers the opportunity to move in without needing to consider the need for work.

Location

From Beckenham Junction, this property is located on the south side of the road before the junction with Westgate Road, making this a really convenient location less than half a mile from Beckenham High Street with its village feel, multiple meeting spots, cafes, restaurants and bars. Beckenham Junction station provides trains to Victoria and The City as well as trams to Croydon and Wimbledon. New Beckenham station is under a mile away with trains to The City and DLR connection at Lewisham. An entrance to the beautiful Beckenham Place Park is located a short walk away at the end of Westgate Road (about 96 hectares/237 acres with coffee shop and The Mansion Bar and Cafe within the original mansion building, plus wild swimming lake). Local shops are available at Oakhill Parade along with The Chancery gastro-pub and the historic Jolly Woodman.



Ground Floor

Main Entrance

with entryphone access to spacious communal hall, glazed doors to right hand side leading to this property

Entrance Hall

7.10m x 2.11m (23'4 x 6'11) includes double coat cupboard with newly installed split load RCBO having cupboard above, wood strip flooring, radiator, entryphone, deep airing cupboard with slatted shelves and insulated hot water cylinder having cupboard above

Living Room

6.35m x 4.43m (20'10 x 14'6) particularly spacious with wood strip flooring, two radiators, double glazed windows to front

Kitchen/Breakfast Room

4.37m x 4.35m (14'4 x 14'3) recently refitted with base cupboards and drawers plus integrated dishwasher and washing machine beneath work surfaces, inset single drainer double bowl sink with mixer tap, cooker hood and splashback above Hotpoint touch control Induction hob, built in electric oven and combination microwave, wall cupboards, full height cupboard concealing Worcester gas boiler, further cupboards beside and above Neff American style fridge/freezer, high quality flooring, ample space for table, radiator, double glazed window to front

Bedroom 1

6.67m max x 4.42m max (21'11 x 14'6) includes two sets of double wardrobes with cupboards above beside door to en suite, two radiators, double glazed windows to front

En Suite Bathroom

2.25m x 1.79m (7'5 x 5'10) newly updated with wall tiling above white panelled bath having central mixer tap and shower attachment with hinged screen over, pedestal wash basin with mixer tap, low level wc, chrome heated towel rail, tiled floor, double glazed window to side

Bedroom 2

5.21m max x 3.20m max (17'1 x 10'6) includes built in wardrobes with cupboards above, radiator, double glazed window to side

Shower Room

2.11m x 1.81m (6'11 x 5'11) tiled corner shower with curved sliding doors having fixed overhead shower and hand shower, white low level wc, pedestal wash basin with mixer tap, chrome heated towel rail, tiled floor

Outside

Parking

spaces to front of building with driveway to left hand side accessing garages to rear

Garage

to rear with automated up and over door

Communal Grounds

laid to lawn with established trees and shrubs plus flower beds

Additional Information

Lease

999 years from 1 March 1992 (March 2025 - 966 years remaining) with SHARE of FREEHOLD - To Be Confirmed

Maintenance

£1,060 for 6 months 01.01.25-30.06.25 - to be confirmed

Council Tax

London Borough of Bromley - Band E
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts