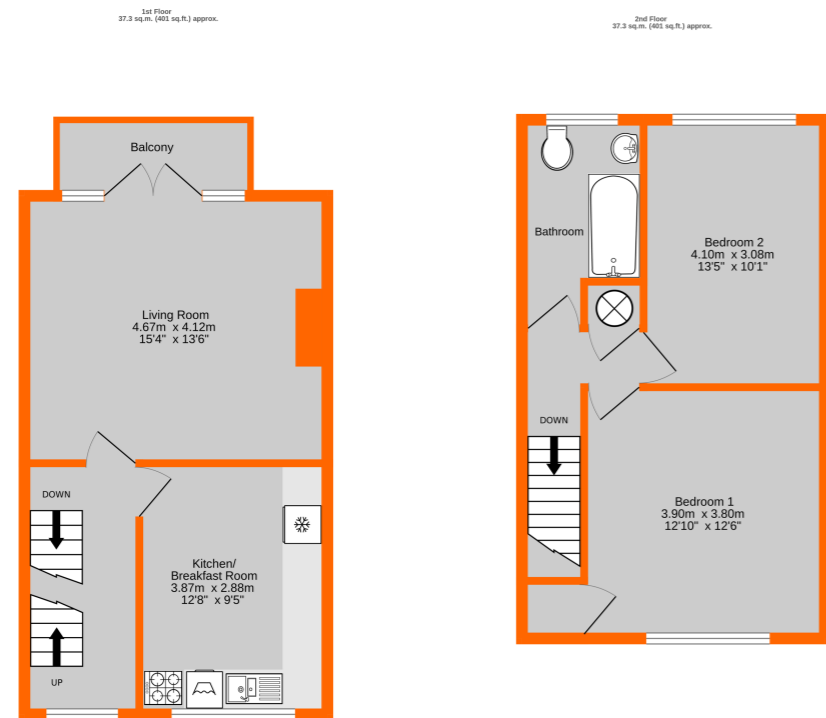


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 80.1 sq.m. (862 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2025



Viewing by appointment with our Beckenham Office - 020 8650 2000

Flat 11 Sandgate House, Abbey Park, Beckenham, Kent BR3 1PX

**£330,000 Leasehold**

- Two double bedrooms
- Bathroom with white suite
- 15'4" x 13'6" Living room with balcony
- Kitchen/breakfast room
- Double glazing & electric heating
- Garage en-bloc
- Well maintained communal grounds
- Chain free

**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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)

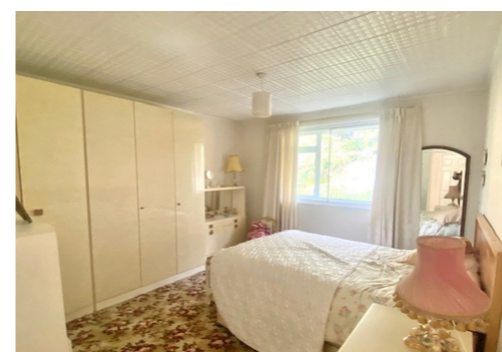


## Flat 11 Sandgate House, Abbey Park, Beckenham, Kent BR3 1PX

Abbey Park is a popular, well located development of maisonettes surrounded by well maintained communal gardens, this property is a first/second floor split level maisonette with 862 sq ft (80.1 sq m) of accommodation. On the first floor there is a spacious living room with door to the balcony and a kitchen/breakfast room that is fitted with a relatively modern range of units with fridge/freezer, washing and cooker to remain. To the top floor you will find the two bedrooms and bathroom with white suite, we recommend a viewing of this property that is being marketed chain free.

### Location

Located at the top end of and between Park & Brackley Roads, Sandgate House forms part of this popular development built in the late 1960s which is conveniently situated for Beckenham Junction Station and Tramlink is 0.3 of a mile and New Beckenham Station is just over 0.5 of a mile, Beckenham High Street is just beyond the station offering a wide array of shops, bars and restaurants. Beckenham Place Park with its swimming lake is within a mile and the area is well served by schools for all ages together with bus services along Southend Road



### Ground Floor

#### Entrance Porch

front door to

#### Entrance Hall

tiled floor, wall mounted night storage heater, stairs to

### First Floor

#### Landing

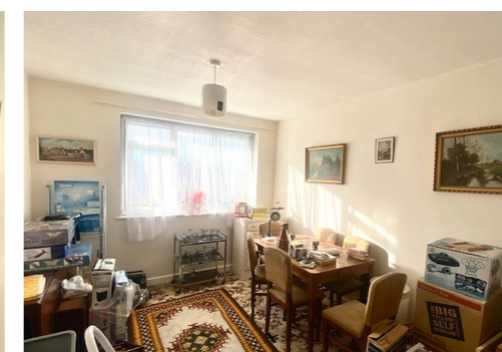
double glazed window to front, night storage heater, stairs to top floor

#### Living Room

4.67m x 4.12m (15' 4" x 13' 6") double glazed windows to rear, double glazed double doors to balcony, wooden fireplace surround with electric heater, coving

#### Kitchen/Breakfast Room

3.87m x 2.88m (12' 8" x 9' 5") double glazed windows to front, fitted with a range of units comprising inset one and half bowl sink with mixer tap and cupboards under, working surface to two walls with cupboards and drawers under, fridge/freezer, washing machine and cooker to remain, eye level cupboards to one wall, tiling to two walls



### Top Floor

#### Landing

built-in airing cupboard housing hot water tank, access to loft, wall mounted storage heater

#### Bedroom 1

3.90m x 3.80m (12' 10" x 12' 6") double glazed windows to front, built-in storage cupboard

#### Bedroom 2

4.10m x 3.08m (13' 5" x 10' 1") double glazed windows to rear

#### Bathroom

obscure double glazed windows to rear, fitted with a white suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, low level WC, heated chrome towel rail, ceramic tiled floor, fully tiled walls

### Outside

#### Communal Gardens

well maintained communal gardens surround the development

#### Garage

single garage, number 104 en-bloc



### Lease Details

#### Lease

lease is 125 years from 24th June 1994, 94 years remaining

#### Service Charge

to be confirmed

#### Ground Rent

to be confirmed

#### Additional Information

Council Tax  
London Borough of Bromley - Band D  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

