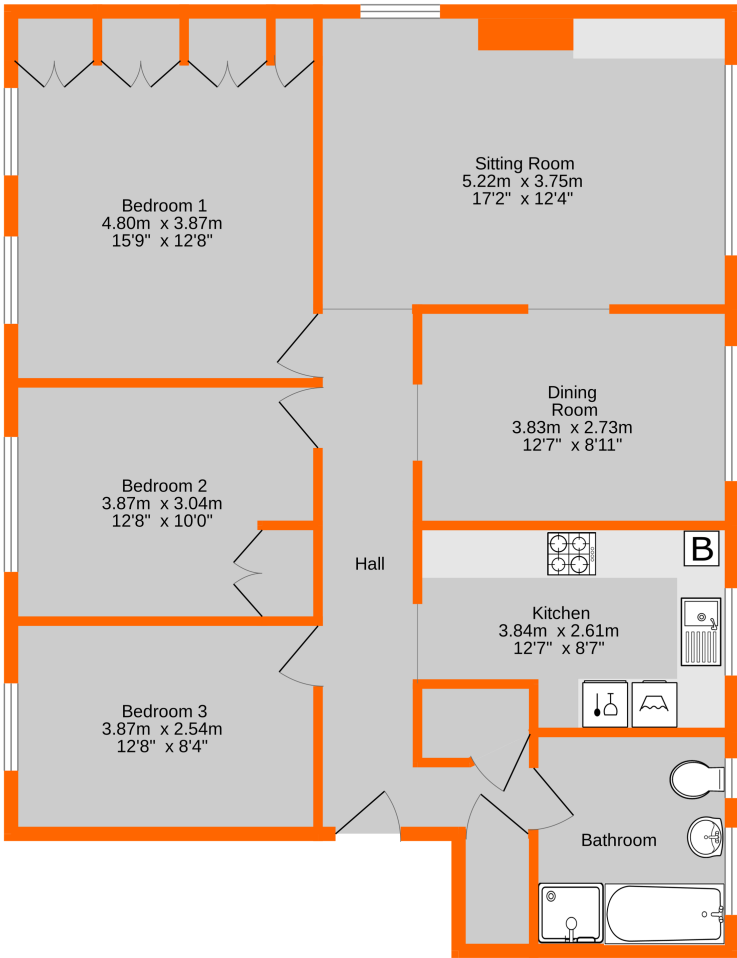
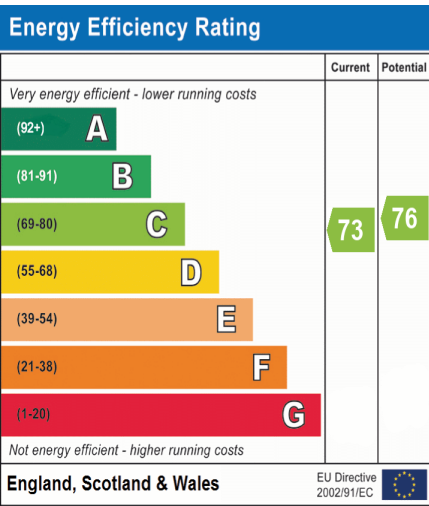


Ground Floor Flat
98.7 sq.m. (1062 sq.ft.) approx.



TOTAL FLOOR AREA : 98.7 sq.m. (1062 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

13 Clive Court, 36 Southend Road, Beckenham, Kent, BR3 5AE
£425,000 Leasehold

- Three double bedrooms
- Double Glazing
- Fitted kitchen
- Central heating, renewed boiler in April 2025
- Bathroom with white suite
- Two reception rooms
- Private gate to Beckenham Place Park
- Original Parquet flooring

www.proctors.london

13 Clive Court, 36 Southend Road, Beckenham, Kent, BR3 5AE

This 'chain free' three double bedroom, two reception room ground floor flat is well located for railway stations, benefits from generous room dimensions and has a private gate from the development into Beckenham Place Park. The double aspect living room has an archway to the dining room, the kitchen has a range of fitted units incorporating a built-in oven and hob. The main bedroom has a range of fitted wardrobes to one wall, there are two further bedrooms and a spacious bathroom with white suite. There are well maintained communal gardens and visitors parking, we recommend a viewing of this spacious flat

Location

Clive Court is a popular block set in a quiet location off Southend Road just half a mile from New Beckenham Railway Station (Charing Cross) and DLR connection at Lewisham for Canary Wharf, Beckenham Junction Railway Station with services to Victoria and Blackfriars is also half a mile away and has the vibrant High Street with a range of shops, restaurants and bars beyond. The development has a private gate into Beckenham Place Park



Ground Floor

Communal Entrance

front door to

Entrance Hall

deep built-in storage cupboard, built-in coats cupboard, radiator in decorative casing

Sitting Room

5.22m x 3.75m (17' 2" x 12' 4") double glazed windows to side and rear, fireplace with wooden surround and marble hearth and gas fire, double radiator, single radiator, square archway to

Dining Room

3.83m x 2.73m (12' 7" x 8' 11") double glazed windows to rear, double radiator

Kitchen

3.84m x 2.61m (12' 7" x 8' 7") double glazed windows to rear, fitted with a range of units comprising inset stainless steel drainer sink with mixer tap and cupboards under, working surface to three walls with cupboards and drawers under, built-in stainless steel electric oven and 4 ring gas hob with extractor fan over, space for fridge/freezer, space and plumbing for washing machine and dishwasher, eye level cupboards to two walls, splash back tiling,

ceramic tiled floor, wall mounted gas fired boiler for central heating and hot water installed in April 2025

Bedroom 1

4.80m x 3.87m (15' 9" x 12' 8") double glazed windows to front, fitted wardrobes to one wall with hanging rails and shelving, two double radiators

Bedroom 2

3.87m x 3.04m (12' 8" x 10' 0") double glazed windows to rear, fitted wardrobes to one wall, double radiator

Bedroom 3

3.87m x 2.54m (12' 8" x 8' 4") double glazed windows to front, parquet flooring, double radiator

Bathroom

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

Outside

Communal Garden

well maintained communal gardens, gate to Beckenham Place Park

Lease Details

Lease

999 years from December 1984

Maintenance

the vendor has confirmed the maintenance is £1520 per annum from the period of 1st April 2023 to 31st March 2024

Ground Rent

the vendor has confirmed the ground rent is nil

Additional Information

Council Tax

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

Broadband & Mobile

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

Utilities

MAINS - Gas, Electricity, Water and Sewerage