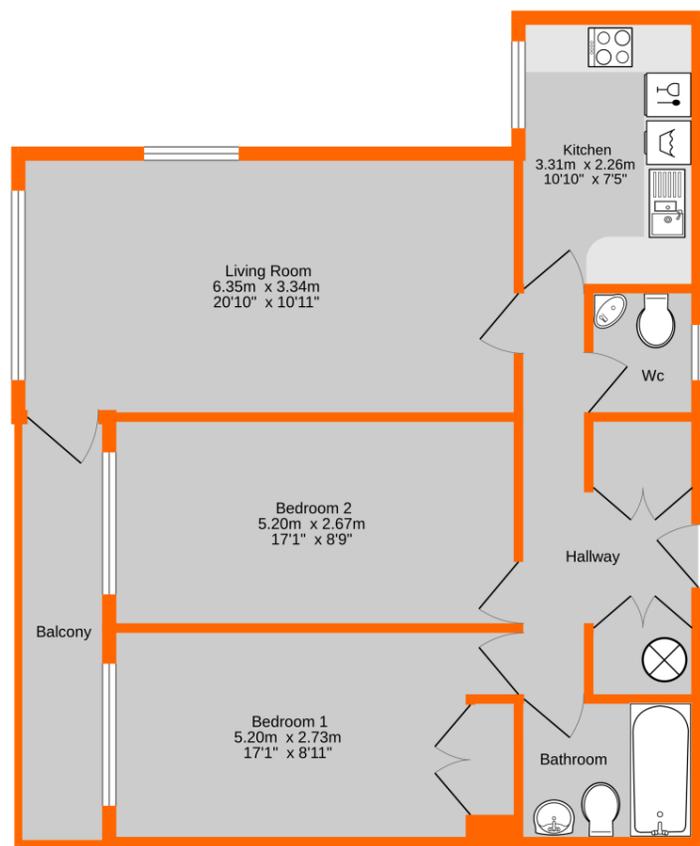


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 77 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

1st Floor Flat
 73.1 sq.m. (787 sq.ft.) approx.



TOTAL FLOOR AREA : 73.1 sq.m. (787 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2026

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 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



Viewing by appointment with our Beckenham Office - 020 8650 2000

39 Seychelle Court, 24 Foxgrove Road, Beckenham, Kent, BR3 5XU
£380,000 Leasehold

- Two double bedrooms
- Bathroom with white suite
- 21' x 10'11" Living room with balcony
- Fitted kitchen
- uPVC double glazing & electric heating
- Garage en-bloc
- Well maintained communal gardens
- Close to Beckenham Place Park

39 Seychelle Court, 24 Foxgrove Road, Beckenham, Kent BR3 5XU

This two double bedroom balcony apartment is situated on the first floor and to the front of this popular block that is well located for the High Street and stations, the property comprises a 21' x 10'11" living room with door to the balcony, the kitchen has a range of fitted units incorporating a built-in electric oven and hob, there are also the two double bedrooms, both measuring 17' and with fitted wardrobes, bathroom with white suite and a separate cloakroom. There is uPVC double glazing and electric heating. The communal gardens are well maintained, there is a garage en-bloc to rear, we recommend a viewing of this well presented apartment

Location

Seychelle Court forms part of this popular residential road and is situated just 0.4 of a mile from Beckenham Junction Railway Station with services to Victoria with the vibrant High Street with its shopping and social facilities is just beyond. New Beckenham Railway Station with services to London Bridge and Charing Cross with DLR connection at Lewisham for Canary Wharf is 0.7 of a mile away. The entrance to Beckenham Place Park with its nature trails, playground, wild swimming lake and various events is 0.5 of a mile away.



Ground Floor

Communal Entrance

Stairs to first floor, door to:

First Floor

Entrance Hall

Built in airing cupboard housing hot water tank and storage space, built in storage cupboard, wall mounted night storage heater, security entryphone handset

Living Room

Upvc double glazed windows to front and side, Upvc double glazed door to balcony which has views towards Beckenham cricket club, two wall mounted night storage heaters

Kitchen

Upvc double glazed windows to front, fitted with a range of units comprising inset single drainer one and a half bowl sink with mixer tap and cupboard under, working surface to two walls with cupboards and drawers under, built in electric oven and four ring hob with extractor fan over, integral dishwasher, space and plumbing for washing machine, eye level cupboards to three walls, vinyl flooring

Bedroom 1

Upvc double glazed windows to front, built in double wardrobe, wall mounted night storage heater

Bedroom 2

Upvc double glazed windows to front, built in double wardrobe, wall mounted night storage heater

Bathroom

Fitted with a modern white suite comprising panel bath with mixer tap and shower attachment, there is also an electric shower over, pedestal wash basin with mixer tap, toilet, fully tiled walls, ceramic tiled floor, extractor fan

Cloakroom

Upvc double glazed window to rear, fitted with a white suite comprising toilet and wash basin

Outside

Garage

There is a single garage en bloc to rear

Gardens

There are well maintained communal gardens

Lease Details

Lease

the lease is 158 years from November 2005, 137 years remaining

Service Charge

service charge is £1,920 per annum from March 2025 to March 2026

Ground Rent

the vendor has advised there is no ground rent payable

Additional Details

Council Tax
London Borough of Bromley - Band D
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