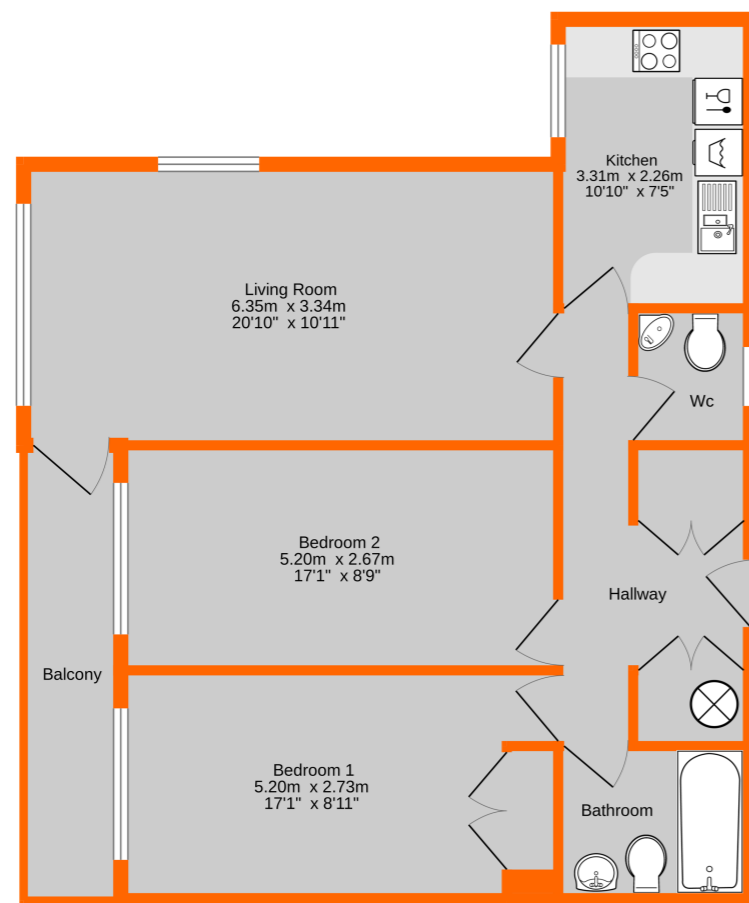


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU 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.  
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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 well presented first floor apartment features two double bedrooms and a private balcony, and is positioned at the front of this popular and conveniently located block close to the High Street and local stations. The accommodation includes a generous 21' x 10'11" living room with direct access to the balcony, a fitted kitchen with built in electric oven and hob, two impressive double bedrooms (both measuring 17' and each with fitted wardrobes), a bathroom with white suite and a separate cloakroom. Additional benefits include uPVC double glazing, electric heating, well maintained communal gardens and a garage en bloc to the rear. This is a well proportioned and appealing apartment, and we recommend an early viewing.

### Location

Seychelle Court is located along this popular residential road, just 0.4 miles from Beckenham Junction Station, which offers fast services to London Victoria and a vibrant High Street beyond, with its excellent range of shops, cafés, restaurants and social amenities. New Beckenham Station is approximately 0.7 miles away, providing services to London Bridge and Charing Cross, along with DLR connections at Lewisham for easy access to Canary Wharf. The nearest entrance to the beautiful Beckenham Place Park—with its nature trails, playground, wild swimming lake and year round events—is just 0.5 miles from the property, adding to the appeal of this well connected and highly convenient location.



### 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](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)