

FOR SALE

£325,000

Southend Road, Beckenham, BR3



A spacious and well presented ground floor maisonette with a private garden and in close proximity to abundance of amenities on Beckenham High Street, while Beckenham Junction and New Beckenham stations are both close by. Offered with share of freehold and low annual service charge.

We are delighted to present to the market this attractive one double bedroom ground floor maisonette, offering bright, spacious, and well-proportioned accommodation throughout. The property benefits from its own private entrance leading into a wide and welcoming hallway, featuring beautiful parquet flooring that continues throughout much of the home, alongside an excellent range of built-in storage.

The accommodation comprises a separate modern fitted kitchen, bathroom, a generous double bedroom, and a spacious reception room with French doors opening directly onto a private garden, while a communal garden can also be accessed, an ideal setting for relaxing and entertaining.

Further benefits include a share of freehold and a long lease, providing added security and long-term peace of mind. The property is superbly positioned in a highly sought-after location within easy reach of the open green spaces of Beckenham Place Park, while the shops, cafés, and restaurants of Beckenham High Street are close by. Excellent transport links are also close by via New Beckenham and Beckenham Junction stations, along with nearby tram services and multiple local bus routes.

- Share of Freehold
- One Double Bedroom
- Private Entrance
- Private & Communal Garden
- Close to Beckenham Junc & New Beckenham BR
- EPC Rating C



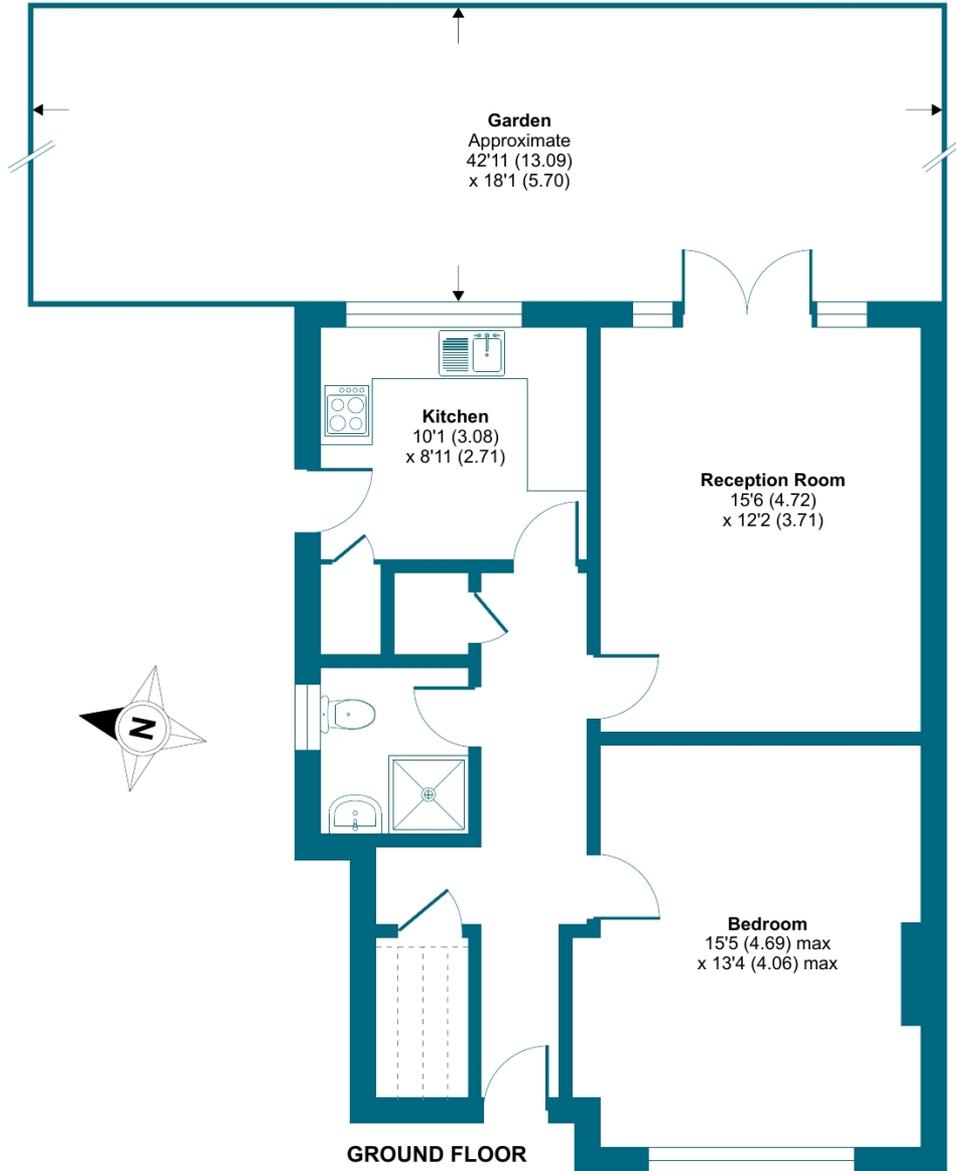


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Approximate Area = 656 sq ft / 60.9 sq m
 Limited Use Area(s) = 18 sq ft / 1.6 sq m
 Total = 674 sq ft / 62.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Grafton Estate Agents. REF: 1417137



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			
		70	78
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	80
England, Scotland & Wales		EU Directive 2002/91/EC	