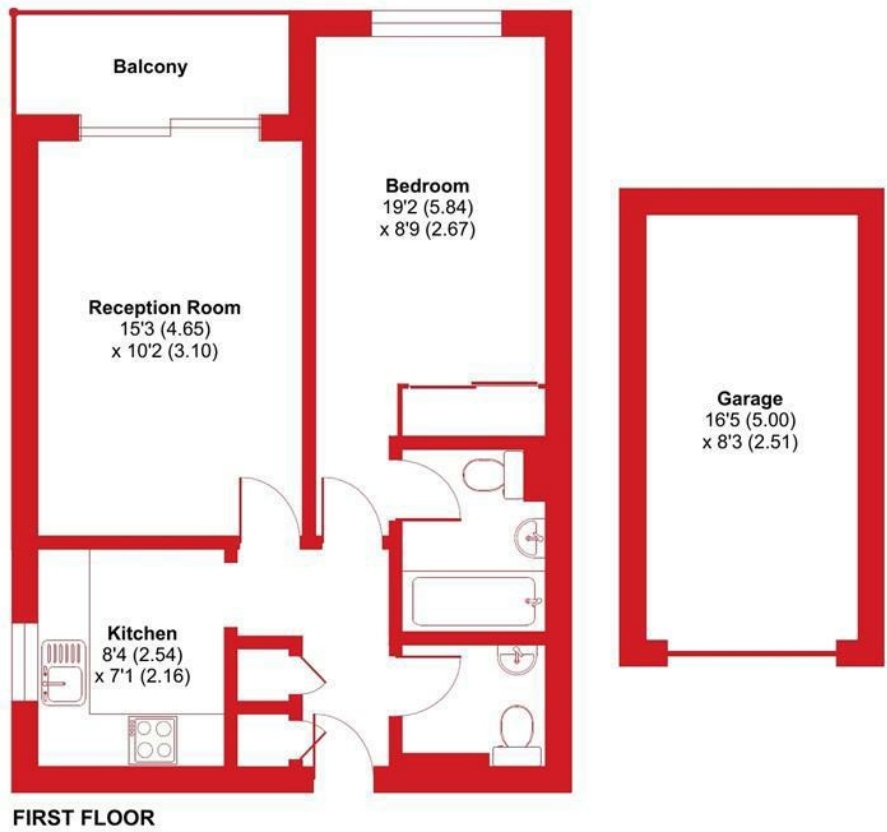


Bromley Road, Beckenham, BR3

Approximate Area = 503 sq ft / 46.7 sq m  
Garage = 133 sq ft / 12.4 sq m  
Total = 636 sq ft / 59.1 sq m  
For identification only - Not to scale

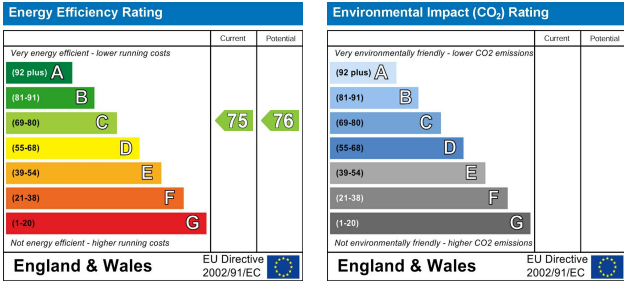


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nōdhecom 2025. Produced for Charles Eden. REF: 1304703.



Flat 8, Haven Court, 39 Bromley Road, Beckenham, BR3 5YB  
Guide Price £275,000 Leasehold - Share of Freehold

MAP



Located in the sought-after Haven Court development on Bromley Road, this well-presented one-bedroom first-floor balcony flat (SOUTH FACING) offers a fantastic opportunity for first-time buyers, downsizers, or investors. Set within a quiet, well-maintained block this property comes to market with a Share of Freehold, Garage en Bloc and is CHAIN FREE.



020 8663 1964  
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**COMMUNAL ENTRANCE**

Intercom system, glazed door.

**COMMUNAL HALL**

Stairs to:

**FIRST FLOOR**

Personal door leading into:

**ENTRANCE HALL**

Entry phone receiver unit, storage cupboard, radiator, wood flooring.



**CLOAKROOM WC**

Pedestal wash hand basin with tiled splash back, low level WC, radiator, wood flooring.



**RECEPTION ROOM 15'3 x 10'2**

Double glazed patio doors to front leading out to balcony, radiator, wood flooring.

**KITCHEN 8'4 x 7'1**

Double glazed window to side, range of wall, base and drawer units with worksurfaces over, stainless steel single bowl sink and single drainer with mixer tap, spaces for fridge/freezer, washing machine, serving hatch, gas boiler (not tested by Charles Eden), part tiled walls, vinyl flooring.



**BEDROOM 19'2 x 8'9**

Double glazed window to front, fitted wardrobe, radiator, fitted carpet.

**BATHROOM / WC**

Paneled bath with mixer tap and electric shower

over, glass shower screen, pedestal wash hand basin, low level WC, fully tiled walls, chrome ladder style heated towel rail, vinyl flooring.

**OUTSIDE**

**COMMUNAL GARDENS**

Mainly laid to lawn with shrubs and trees.



**GARAGE**

No. 8

Located to rear of the development 6th garage on the left.

**PARKING**

First come first serve

**LEASE**

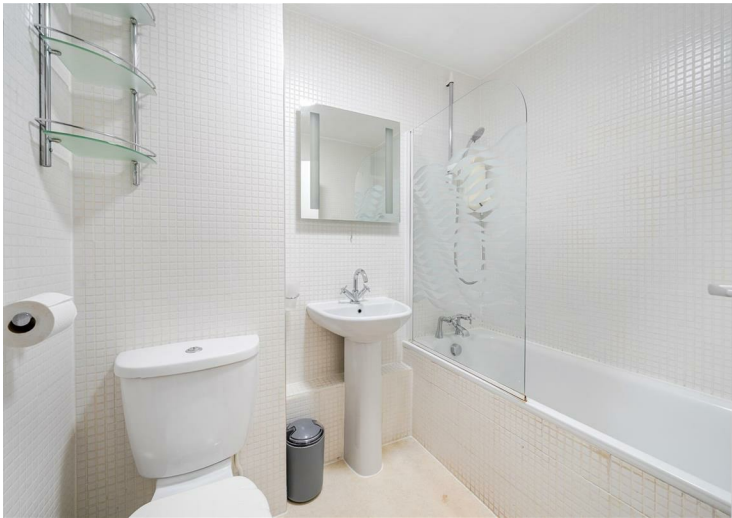
175 years from 1982  
132 years remaining

**SERVICE CHARGE**

£1,600.00 per annum

**COUNCIL TAX C**

**EPC RATING C**



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



[www.charleseden.co.uk](http://www.charleseden.co.uk)  
71 High Street, Beckenham, Kent, BR3 1AW

**Flat 8, Haven Court 39 Bromley Road  
Beckenham  
BR3 5YB**

**Guide Price £275,000 Leasehold -  
Share of Freehold**