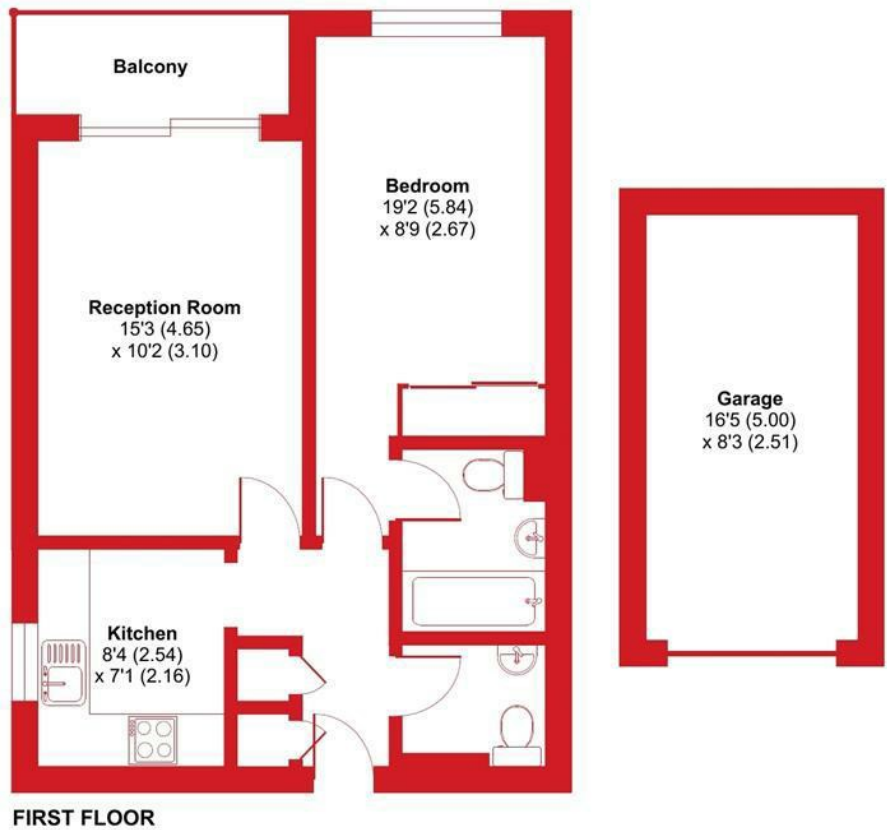


Bromley Road, Beckenham, BR3

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

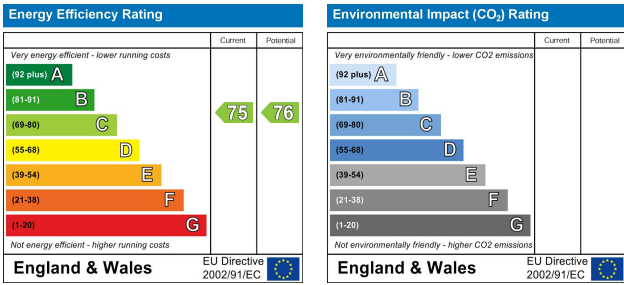


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nōdhecom 2025. Produced for Charles Eden. REF: 1304703.



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.



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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

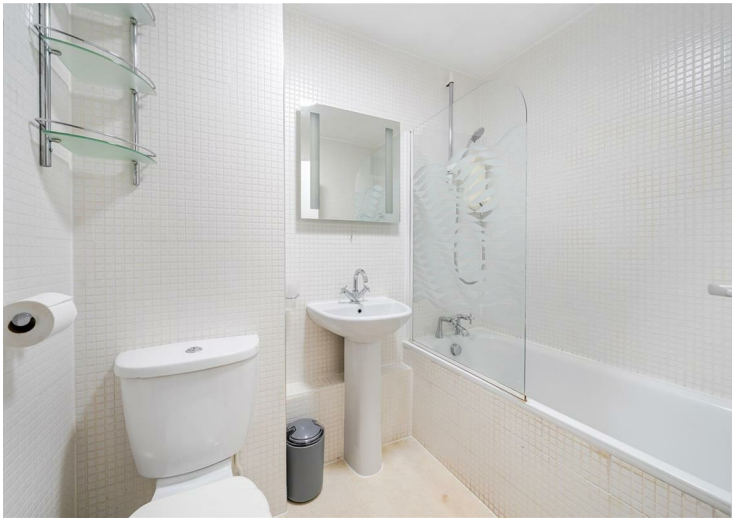
132 years remaining

SERVICE CHARGE

£1,600.00 per annum

COUNCIL TAX C

EPC RATING C



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

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