



**Alder Road**

Sidcup  
DA14 6PH

**Share of Freehold**

Large 2 bedroom ground floor apartment in a block of just 4 properties  
Share of Freehold  
Chain Free  
Own private garden with direct access from the kitchen  
Garage and off street parking  
Impressive entrance with gravel driveway  
Easy access to Sidcup High Street and local shops





## FULL DESCRIPTION

Offered for sale is this rare opportunity to acquire a spacious ground floor apartment set within an impressive development of just four properties. Cossington Court is ideally positioned at the end of a quiet close, featuring an attractive entrance and a gravel driveway providing parking.

The property comprises an entrance hall, a generous lounge with direct access to the rear garden, two well-proportioned bedrooms, a shower room, and a kitchen also with direct access to a private rear garden. The garden wraps around the property, offering additional side access and a great sense of privacy.

Externally, there is off-street parking to the front, along with a garage located to the rear. This substantial two-bedroom home also benefits from a share of freehold and is offered chain free.

Cossington Court is a highly regarded development, and with its size, private garden, and excellent location, this property is expected to attract strong interest. Early viewing is highly recommended. Sidcup High Street, local shops, parks, schools, and transport links are all within easy reach.

## ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

Property is being sold with a Share of Freehold  
Lease Duration: 999 years from 24th June 2004  
Service/Maintenance Charge: £1800 per annum to cover buildings insurance, grass cutting, window cleaning, general maintenance





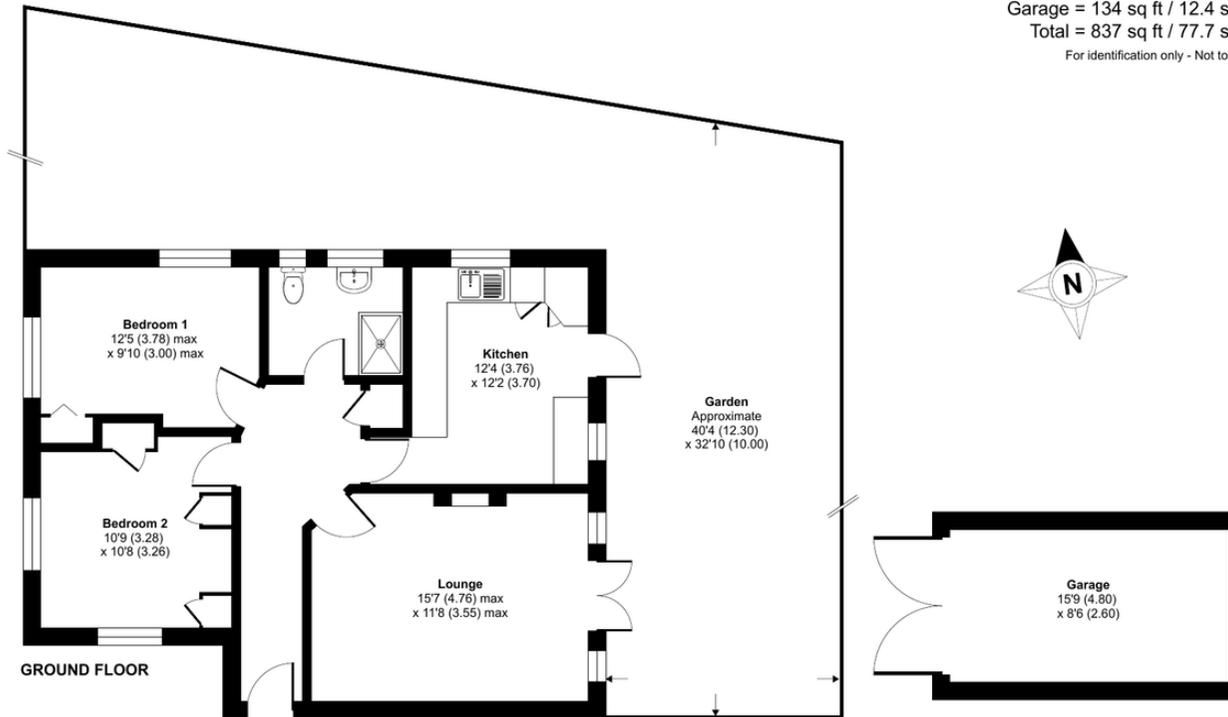
**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Bexley London Borough Council

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### Alder Road, Sidcup, DA14

Approximate Area = 703 sq ft / 65.3 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 837 sq ft / 77.7 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Drewery. REF: 1430316

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.