CURCHODS







1 Brunstan Court

Hampton Court Road, East Molesey, Surrey, KT8 9BP

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £675,000

Share of Freehold



A rare opportunity to acquire a two bedroom ground floor maisonette, enjoying a superb riverside setting, directly opposite Bushy Park.

The property benefits from river access and boat moorings, making it a wonderful choice for those seeking an outdoor lifestyle in an exceptional location, alongside well-proportioned and comfortable accommodation throughout.





EPC C | Council Tax Band D

Charges:

Service Charge: £2,400 pa (paid £200 pcm)

Key Features

- Two-bedroom ground floor maisonette
- Riverside setting with direct river access
- Boat moorings
- Positioned opposite Bushy Park
- Well-proportioned accommodation throughout
- Rare outdoor lifestyle opportunity
- Sought-after location
- Ideal for river and park enthusiasts

Location

East Molesey offers excellent transport links, including direct trains from Hampton Court Station to London Waterloo in about 35 minutes, making it ideal for commuters. The area also has well-connected bus routes and road links via the A3 and M25 for easy travel across Surrey and Greater London.

The area features a variety of independent shops, boutiques, cafés, and restaurants, with Hampton Court Village offering local retailers and fine dining. Nearby Kingston upon Thames and Esher provide larger shopping options. Hampton Court Palace adds cultural experiences, scenic walks, and riverside activities.

East Molesey is known for its strong schools, both state and independent. Top schools include St. Lawrence and Hurst Park Primary Schools, as well as independent options like Weston Green and The Orchard School. For older students, Esher College provides excellent sixth-form education.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.

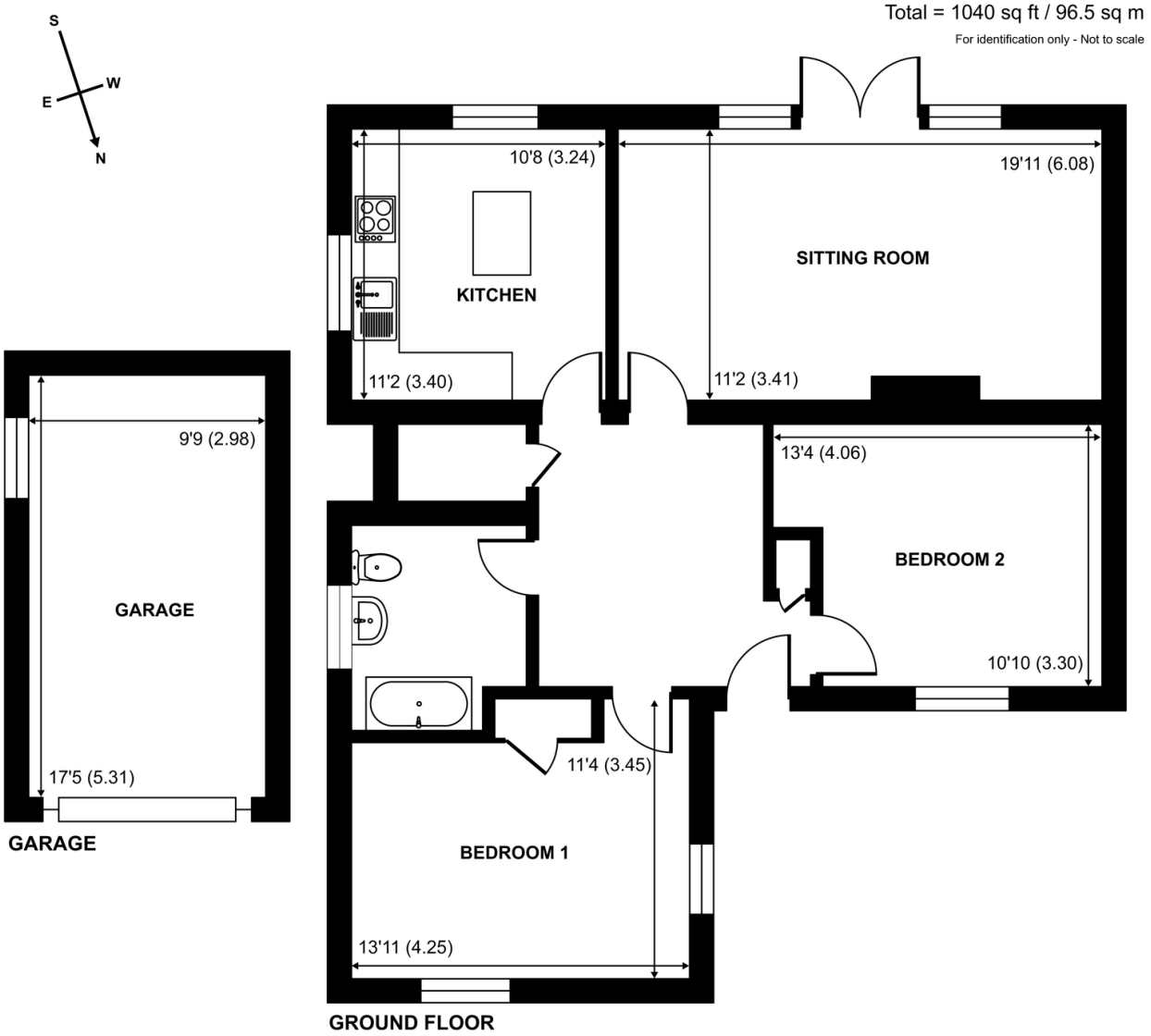






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Approximate Area = 870 sq ft / 80.8 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 1040 sq ft / 96.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1510543

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Reference: CHD261360

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