



## Monksfield, Three Bridges

In Excess of £260,000

**MANSELL  
McTAGGART**  
Trusted since 1947





## Monksfield, Three Bridges

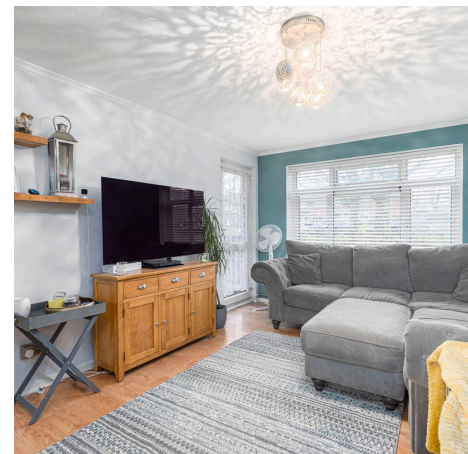
- Prime residential location in Three Bridges
- Ground floor maisonette
- Low maintenance costs
- Private, attached rear garden
- Two double bedrooms
- Ground level balcony to front
- Spacious, dual aspect living room
- Council Tax Band 'C' and EPC 'C'

A highly sought after two double bedroom ground floor maisonette with a privately owned rear garden, located in the heart of Three Bridges providing easy access to the station as well as the town centre.

This spacious property is nicely presented throughout and also benefits from an option to rent the front garden (£25 per annum), low maintenance charges (circa £400 per annum) and has a modern bathroom with separate cloakroom.

Upon entry into the property, there is a hallway with space for shoes and coats and a useful double storage cupboard and access to all rooms. On your right is the bright and airy, dual aspect living/dining room with outlooks to front and rear. In addition, there is access to a ground level balcony, which overlooks the front garden.

The kitchen overlooks the rear aspect and is fitted with a range of attractive wall and base units with space for free standing white goods and two pantry cupboards, one of which houses the boiler. From the kitchen, there is also direct access out to the private rear garden.





## Monksfield, Three Bridges

The two bedrooms are both double rooms overlooking the front and rear respectively, with bedroom one also benefitting from built-in double wardrobes for further storage.

Finally, there is a bathroom with separate cloakroom, which could be knocked through if preferred. Both have been replaced by the current owners into contemporary suites comprising a panel enclosed bath with shower unit over and glass shower screen, pedestal wash hand basin with fully tiled walls and flooring. The separate cloakroom comprises of a low level WC and has also been replaced.

Outside, there is a wonderful private rear garden, which is mainly laid to lawn with a patio area abutting the foot of the property, all enclosed by wooden panel fencing and walled boundaries. Finally, there is a useful external brick-built storage unit for garden tools etc.

### Lease Details:

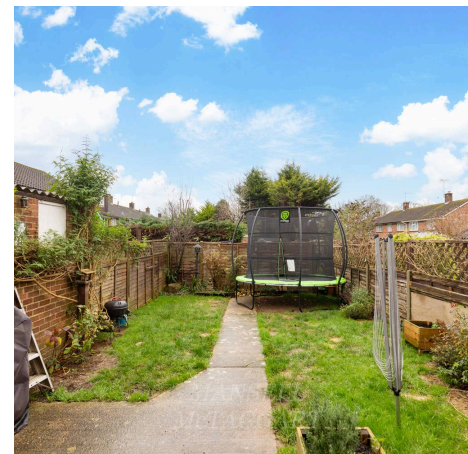
Length of Lease: 125 years from 23 January 2017

Annual Service Charge – This depends on the work the Council need to do. An invoice is set at least 3 weeks before payment is due. The vendor has currently paid around £400.00 in 2024.

Annual Ground Rent – £10.00

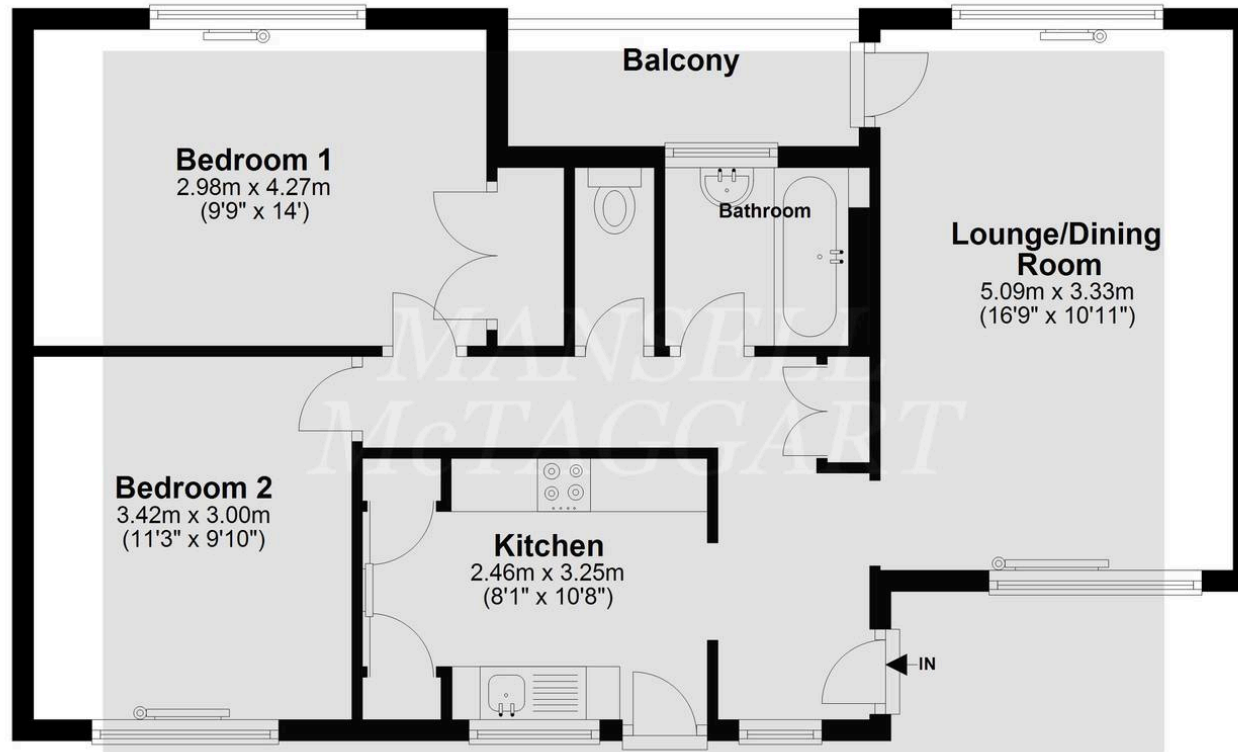
Ground Rent Review Period – April and October

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## Ground Floor

Approx. 63.8 sq. metres (687.2 sq. feet)



Total area: approx. 63.8 sq. metres (687.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.