



Seaford Road, Broadfield

Guide Price £340,000 - £350,000

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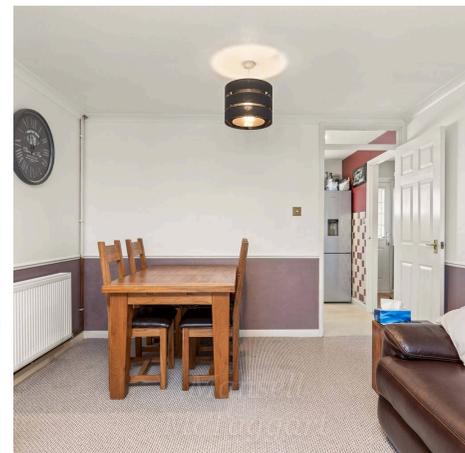


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Council Tax Band 'C' and EPC 'E'

This three-bedroom end of terrace family home with GARAGE EN-BLOC is ideally situated on the southern fringes of Crawley and offers particularly convenient access to town centre and station bus links, as well as the A23/M23 commuter routes to London, Gatwick and Brighton. Buchan Country Park is also within walking distance. The property has been recarpeted and redecorated by the current owners, who have also replaced internal doors and made other improvements throughout.

Set back from the road and fronting on to woodland, a path leads via a generous front garden to the front door. The entrance hallway is particularly spacious with a substantial understairs storage recess, previously used as an office space. A cupboard houses the gas meter with a further coat cupboard also providing sufficient space for a tumble dryer. To the rear of the hallway is a downstairs WC and a door out to the rear garden. The living/dining room enjoys a pleasant outlook to the front and has ample space for a dining table and chairs. The modern kitchen is at the back of the house and is fitted with an attractive range of wall and base units with stainless steel sink/drainer set in worktops, integrated electric oven with gas hob and extractor over, integrated microwave, space and plumbing for a washing machine and space for a free-standing fridge/freezer. The breakfast bar could make way for a dishwasher and tumble dryer should this be preferred. A window to the rear looks over the garden and the kitchen is finished with part tiled walls, tile effect laminate flooring and downlighters.



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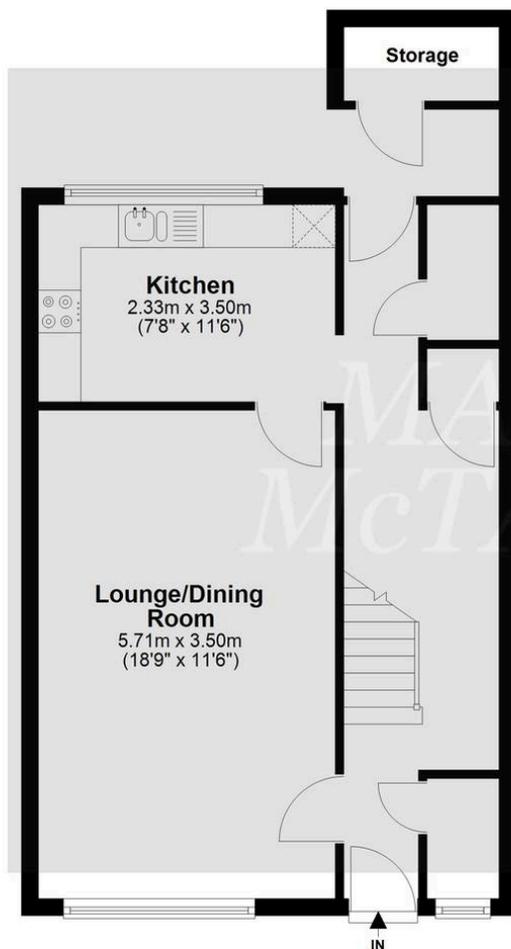
Stairs from the entrance hall lead to the first floor landing, with access to an airing cupboard housing Worcester boiler and to the loft. Bedroom one is a double room with window to the rear and a built-in triple wardrobe. Bedroom two is also a double room with outlook over woodland to the front. Bedroom three is a large single room with a substantial walk in storage cupboard, which could potentially be utilised to provide access to the loft should buyers wish to explore the possibility of converting this into a room (subject to the necessary planning permission). The family bathroom has a frosted window to the rear and is fitted with a white suite comprising panel bath with wall-mounted power shower, low level WC, wash hand basin and heated towel rail. There is potentially scope to reconfigure the bathroom and add a separate shower cubicle.

Outside, the front garden is laid to lawn with a brick retaining wall to one side. It is noticeably quiet, with a delightful outlook over woodland. The tiered rear garden is laid to lawn with a patio area abutting the rear of the property and further paving to the top tier. There is a shed with power and light; a brick outbuilding houses the fuseboard and provides space for a chest freezer. The garden is enclosed by wooden panel fencing, with a gate to the rear providing easy access the nearby garage en-bloc.



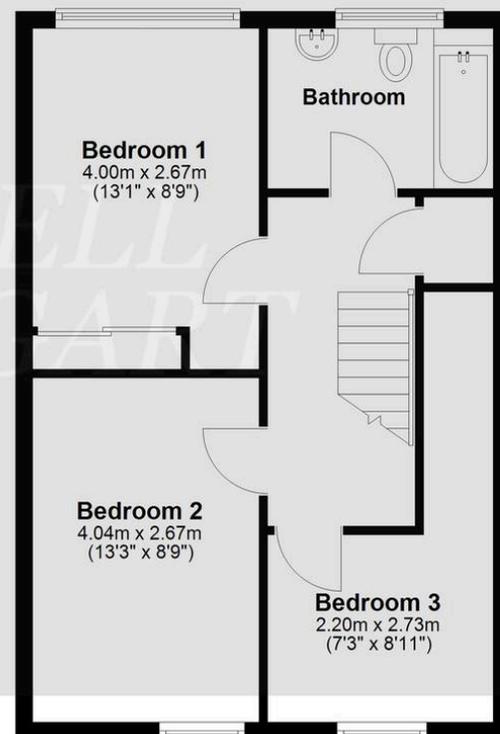
Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 88.6 sq. metres (953.2 sq. feet)

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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