



MANSELL

Bensons Hill Road, Pease Pottage

Guide Price £210,000 – £230,000

**MANSELL
McTAGGART**
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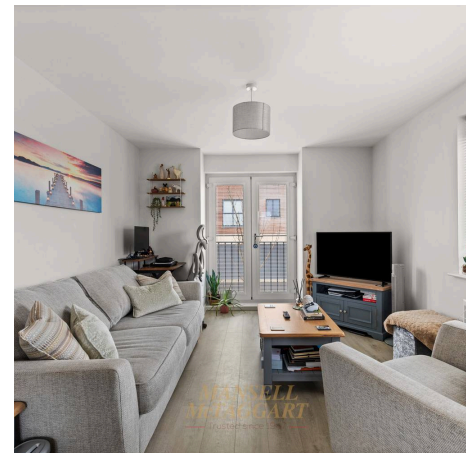




- First floor apartment
- One double bedroom
- Built in 2020 by renowned builders Alphium Homes
- Triple aspect living/kitchen areas
- Fitted kitchen with integrated appliances
- Located on the popular Woodgate Development
- Allocated parking space, additional visitor parking with EV charging
- Direct links to Three Bridges train station and Gatwick Airport
- Remainder of 999 year lease
- Council Tax Band 'B' and EPC 'B'

A well presented, one bedroom first floor flat, located within the popular Woodgate development in Pease Pottage. Built in 2020 by renowned builders Alphium Homes, the property comes with the guarantee of the remaining 10-year NHBC warranty, underlining its quality and longevity.

A communal door with secure telephone entry gives access to a communal entrance, with stairs leading to the first floor. Upon entering the property, there is a light and spacious entrance hall with a window to the rear. A large double cupboard provides useful shelving and storage, with space and plumbing for a washing machine. Karndean flooring runs through to the open plan living area which is a noticeably bright, triple aspect room. The fitted kitchen offers an attractive range of wall and base units, stainless steel sink/drainers, integrated oven and electric hob with extractor over, integrated dishwasher and cupboard housing the central heating boiler. The living area has double doors opening on to a Juliet balcony, perfect for when the sun is shining.





The bedroom is a good size double room with a window overlooking the front aspect. The family bathroom is fitted in a white suite comprising panel bath with wall mounted shower, low level WC and wash hand basin. A frosted window allows in plenty of natural light and the bathroom is finished with vinyl flooring and part tiled walls.

Outside, the property benefits from an allocated parking space and there are additional visitor parking bays, one of which is equipped with an EV charger.

Woodgate is an ideal location, boasting the Fastway bus route 20 offering direct access to Three Bridges station and Gatwick Airport. The development also features a large communal field, children's park, community centre, coffee shop, and store run by local volunteers with the profits going to St Catherine's Hospice located adjacent. Nature enthusiasts will appreciate the surrounding walks leading into Tilgate forest, adding a touch of tranquillity to the vibrant community lifestyle offered by this exceptional property.

Lease Details

Length of Lease: 999 years from 1 January 2019

Annual Service Charge – £1,364.01

Service Charge Review Period – September

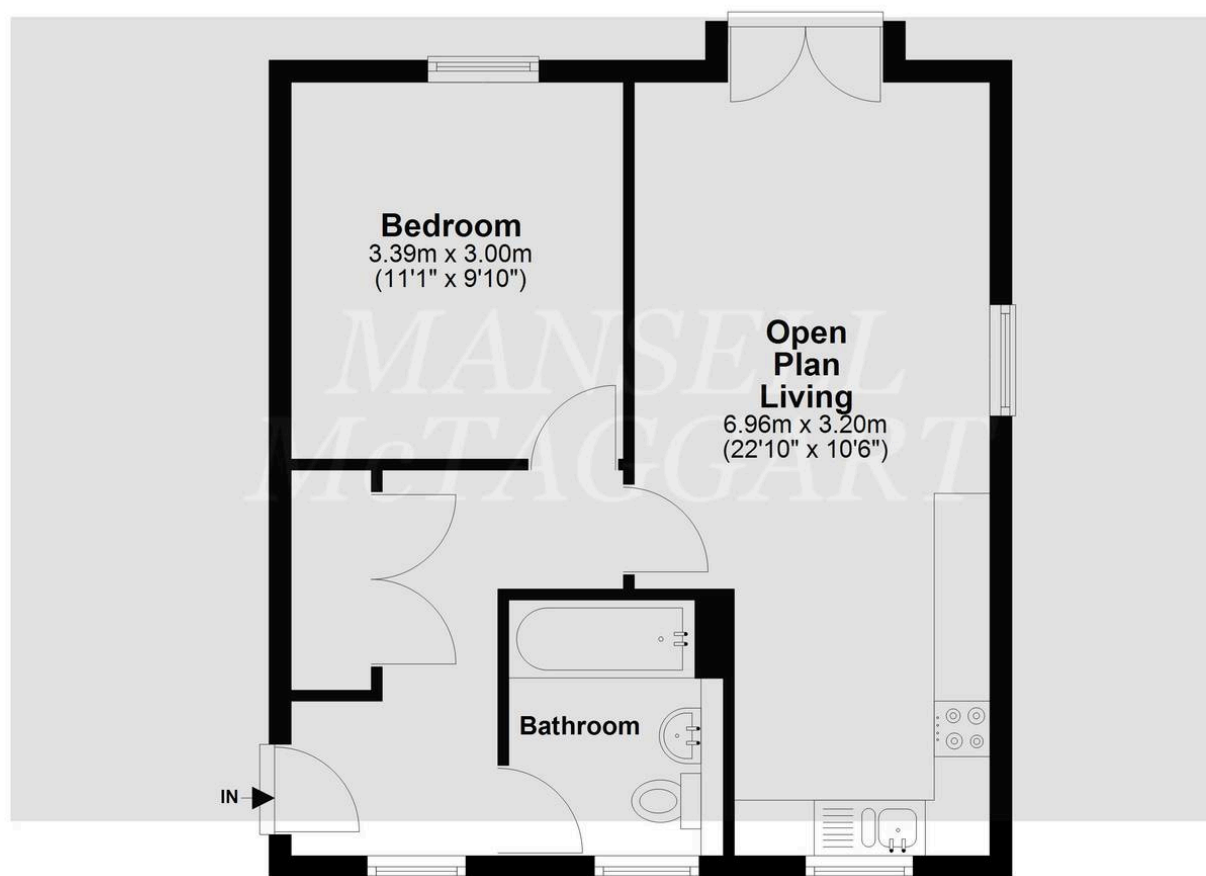
Annual Ground Rent – £432

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



First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 44.3 sq. metres (476.9 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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