



**Brooklands Road, Broadfield**

Offers in Region of **£125,000**

**MANSELL  
McTAGGART**  
Trusted since 1947





- One bedroom ground floor maisonette
- In need of modernisation throughout
- Open plan kitchen/living room
- Direct access to private rear garden
- Allocated parking space
- NO ONWARD CHAIN
- CASH BUYERS ONLY due to length of lease
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'E'

A rare opportunity to acquire a ground floor maisonette with private entrance, allocated parking and direct access to a private rear garden. Requiring a lease extension and modernisation throughout, the property is only suitable for CASH BUYERS and is offered with NO ONWARD CHAIN.

The front door leads into an entrance hallway, providing access to all room. To the left is the open plan kitchen/living area. The kitchen is fitted with a range of wall and base units with a stainless steel sink/drainer unit set beneath a window to the front, there is space for a free standing fridge/freezer, washing machine and gas cooker, part tiled walls and tile effect vinyl flooring. A breakfast bar provides separation with the living room, which has double doors leading to the private rear garden.





At the rear of the property is the bedroom, which has a window overlooking the rear garden, a built-in wardrobe and an additional cupboard housing the water tank. The bathroom is to the front, with a frosted window allowing in plenty of natural light. Currently fitted with a panel bath, low level WC and wash hand basin, the room is finished with part tiled walls and vinyl flooring. Outside there is a nearby allocated parking space and the property benefits from a private rear garden, which is mostly laid to lawn with gated rear access and a pleasant outlook over woodland to the rear.

This ideal starter home has much potential and benefits from an excellent location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the access to nearby M23/A23 motorway links, Crawley town centre and mainline railway station, providing direct transport links to London and the South Coast. The property is offered with NO ONWARD CHAIN, so there is the potential to move quickly, subject to the usual conveyancing process.

#### Lease Details

Length of Lease: 56 years remaining (2026)

Annual Ground Rent - £75

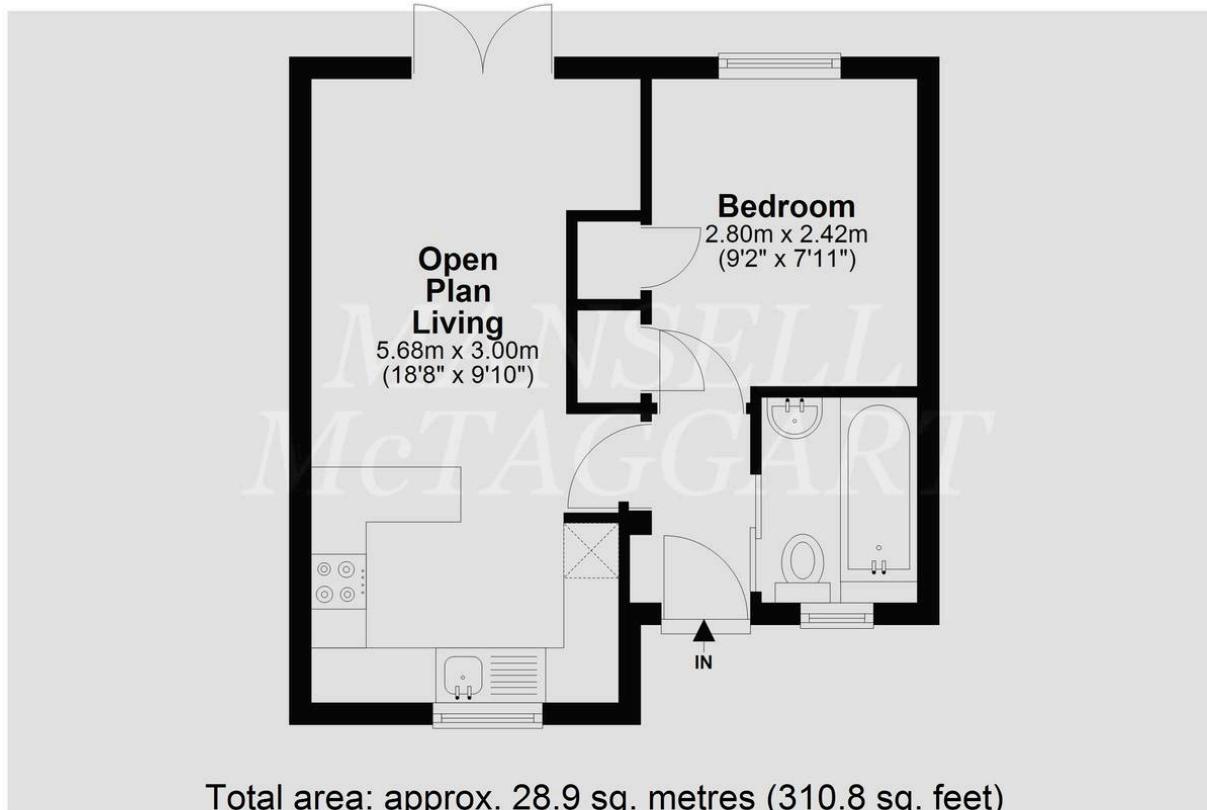
Annual Insurance - £361.49

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



## Ground Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



Total area: approx. 28.9 sq. metres (310.8 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 buyer.

Plan produced using PlanUp.

# Mansell McTaggart Crawley

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