

Chevening Close, Tollgate Hill, Crawley, West Sussex, RH11 9QU

£210,000 - £220,000 Guide price

- One bedroom corner terrace house
- No onward chain
- Very well presented throughout
- Enclosed garden with gated access
- Parking to the front of the property for one to two vehicles
- Ideal first time home
- Double glazed windows
- Conveniently located for the 24 hour Fastway bus service
- EPC rating D

Property Description

Homes Partnership is delighted to offer for sale this one bedroom corner terrace house located in the area of Tollgate Hill, on the outskirts of the residential neighbourhood of Broadfield. In our opinion, the property is very well presented by the current owner. The ground floor accommodation comprises a lounge with French doors opening to the sun room which in turn has French doors opening to the rear garden and a fitted kitchen with built in oven and hob. On the first floor there is a dual aspect bedroom with a range of fitted wardrobes and a bathroom fitted with a white suite. The property benefits from double glazing throughout. Outside there is parking to the front of the property for one to two vehicles and an open plan front garden which is laid to lawn. The rear garden has gated side access, a shingled area, patio and steps up to the lawn. Conveniently located for the 24 hour Fastway bus service connecting Crawley to Manor Royal, Gatwick Airport and beyond, this would be a great first home and we would urge an early viewing before this gets snapped up!

CANOPY PORCH Bin cupboard. Storage cupboard. Double glazed front door opening to:

LOUNGE 14' 2" x 11' 2" (4.32m x 3.4m) maximum narrowing to 8' 0" (2.44m) approximate. Stairs to the first floor. Gas fire. Under stair cupboard. Opening to kitchen. Single glazed French doors opening to:

SUN ROOM 8' 5" x 6' 0" (2.57m x 1.83m) approximate. Brick base, single glazed windows with French doors opening to the rear garden.

KITCHEN 7' 8" x 7' 3" (2.34m x 2.21m) maximum narrowing to 5' 6" (1.68m) approximate. Fitted with a range of wall and base level units incorporating a one and half bowl, single drainer sink unit with mixer tap. Built in electric oven and built in gas hob. Space for fridge and washing machine. Double glazed window to the front.

LANDING Stairs from the lounge. Airing cupboard with shelving housing hot water tank. Doors to bathroom and:





BEDROOM 14' 2" x 8' 2" (4.32m x 2.49m) approximate. Dual aspect double glazed windows to the front and side aspect. Range of fitted wardrobes.

BATHROOM Fitted with a white suite comprising a bath with wall mounted shower, pedestal wash hand basin and a low level WC. Hatch to loft space. Double glazed opaque window to the front.

OUTSIDE

FRONT GARDEN Open plan and laid to lawn with path to front door.

PARKING There is parking to the front of the property for one to two vehicles.

REAR GARDEN Paved patio area and area laid with shingle, with steps up to the remainder being laid to lawn with plants and shrubs. Timber garden shed. Enclosed by wall and fence with gated side access.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

MEDIA AVAILABLE Telephone / Terrestrial

INFORMATION FOR INVESTORS

Anticipated rental value	£850
Anticipated gross yield	4.86%

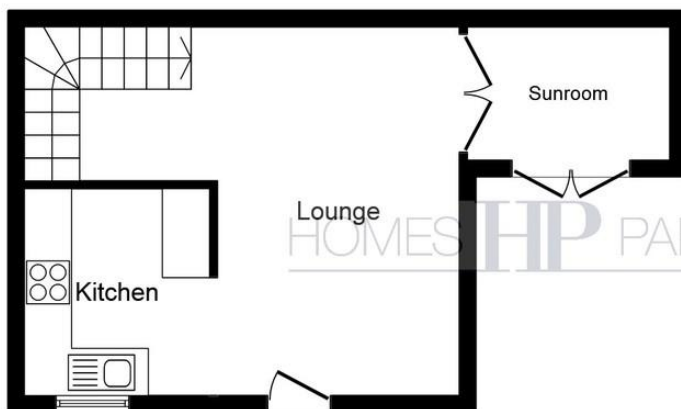
TRAVELLING TIME TO STATIONS

Crawley By car 11 mins On foot 41 mins
(source google maps)

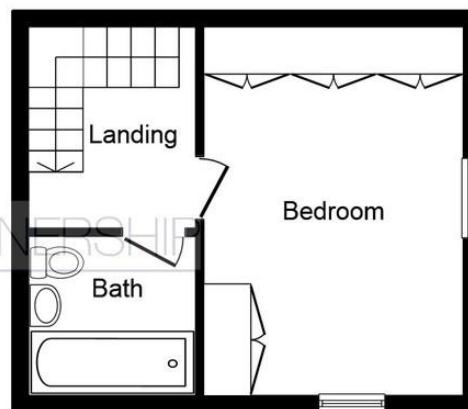
AREA INFORMATION

Tollgate Hill is located on the southern side of town, on the outskirts of Broadfield. This is a residential area of property ranging from studio apartments to detached houses and offers easy access to Junction 11 of the M23, the A23 and to the A264 to Horsham. Buchan Country Park and Tilgate Park and Lake are both on the doorstep, great for relaxing strolls on a Sunday afternoon. Bus services from the area are good and Crawley town is readily accessible by car. The nearest railway stations are Crawley, Ifield and Faygate, K2 leisure centre is around the corner off the A23, Horsham town centre is approximately 12 minutes by car and County Mall in Crawley is approximately 10 minutes by car.





Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

TENURE

Freehold

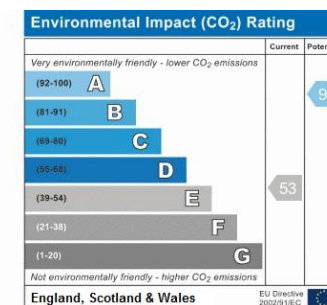
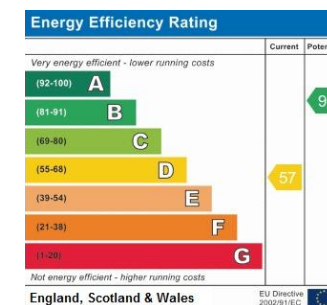
COUNCIL TAX BAND

B

£1,382

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £100 - £250. Suppliers generally pay referral fees to all introducers for marketing services.



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