

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

SHEPPEY CLOSE, BROADOAK, CRAWLEY, WEST SUSSEX RH11 9HB

ENTRANCE PORCH – ENTRANCE HALL – CLOAKROOM

LIVING ROOM – KITCHEN / DINING ROOM

THREE BEDROOMS – FAMILY BATHROOM

UPVC FRAMED DOUBLE GLAZING – GAS FIRED CENTRAL HEATING

LAMINATE FLOORING

FRONT GARDEN – 44' X 22' LANDSCAPED FACING REAR GARDEN

PRIVATE DRIVEWAY WITH PARKING FOR 4/5 VEHICLES – GARAGE

NO CHAIN



GUIDE PRICE .. £175,000 - £195,000 .. FREEHOLD

DESCRIPTION

A spacious three bedroom semi detached family home situated in a quiet cul-de-sac located on the northern side of Crawley. The accommodation on the ground floor comprises: entrance porch, entrance hall, cloakroom, living room and a kitchen/dining room. On the first floor there are three bedrooms and a family bathroom. Benefits include uPVC framed double glazing, gas fired central heating and laminate flooring. Outside there is a private driveway with parking for several vehicles, front garden, landscaped 44' x 22' rear garden which is laid to decking, bordered by shrub and flowerbeds and access to a 15'8 x 6'8 garage.

LOCATION

The property is situated in a quiet location on the edge of Crawley town centre within a short walk of Broadfield Barton local shopping parade and a short drive from the K2 Leisure complex. Crawley town centre, with its extensive range of shops, inns, recreation facilities, schools and railway station (Victoria/London Bridge approx. 35 minutes) is a short distance by car. Gatwick Airport and Junction 11 of the M23 are also within easy reach.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

01444 235665

20 Station Road
Burgess Hill
West Sussex RH15 9DJ

01444 456431

5 Muster Green
Haywards Heath
West Sussex RH16 4AP

01444 417600

The Nook, High Street
Cuckfield
West Sussex RH17 5JZ

01825 722288

The Green
Newick
East Sussex BN8 4LA

01825 760770

212 High Street
Uckfield
East Sussex TN22 1RD

01273 843377

29 Keymer Road
Hassocks
West Sussex BN6 8AB

01293 533333

39 High Street
Crawley
West Sussex RH10 1BQ

SHEPPEY CLOSE, BROADOAK, CRAWLEY, WEST SUSSEX

DIRECTIONS

From Crawley town centre turn left onto Orchard Street and at the roundabout take the third exit onto Ifield Road. Proceed south along the (A2220) Horsham Road over the first roundabout and at the second roundabout take the first left into Broadfield Drive. At the next roundabout take the first exit onto Rathlin Road and the first right into Sheppey Close where the property can be found half way along this road on the left hand side.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH

ENTRANCE HALL front door.

CLOAKROOM frosted window to side, low level WC, wash hand basin with tiled splashback, radiator.

LIVING ROOM (17'3 x 11'7 including downstairs recess) window to front, TV point, downstairs cupboard, further cupboard housing boiler and gas meters, radiator.

KITCHEN / DINING ROOM (15' x 9'8) window to rear, door to garden, fitted with an attractive range of wall and base units, sink unit, roll top work surfaces over, integrated electric oven and hob with extractor hood over, plumbing and space for washing machine, tumble dryer, space for fridge/freezer, part tiled walls.

Stairs from entrance hall to **FIRST FLOOR LANDING** loft access.

BEDROOM 1 (15' x 10') window to rear, TV point, radiator.

BEDROOM 2 (11'3 x 6'1) window to front, radiator.

BEDROOM 3 (10'4 x 8'9 including 2 x cupboards) window to front, radiator.

BATHROOM frosted window to side, white suite comprising panelled bath with separate Mira shower unit, low level WC, wash hand basin, part tiled walls.

OUTSIDE

FRONT GARDEN private driveway with parking for several vehicles, path leading to front door with area of lawn with shrub and flowerbeds, access to:

LANDSCAPED REAR GARDEN (44' x 22' include garage) completely laid to decking bordered by shrub and flowerbeds.

GARAGE (15'8 x 6'8) up and over door.

COUNCIL TAX Band 'D' (2008/09 - £1,409.13)

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www.mansellmctaggart.co.uk

www.primelocation.co.uk

www.rightmove.co.uk