

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

PAYNE CLOSE, POUND HILL, CRAWLEY, WEST SUSSEX RH10 3UN

ENTRANCE PORCH – ENTRANCE HALL – CLOAKROOM

14' X 13'4 KITCHEN/DINING ROOM – 17'3 X 10'9 LIVING ROOM – CONSERVATORY

FOUR BEDROOMS – FAMILY BATHROOM

UPVC FRAMED DOUBLE GLAZING – GAS FIRED CENTRAL HEATING

LAMINATE FLOORING – UNDERFLOOR HEATING

QUIET CUL DE SAC LOCATION

33'5 X 22'9 EAST FACING REAR GARDEN – GARAGE EN-BLOC

ALLOCATED PARKING



GUIDE PRICE .. £200,000 - £225,000 .. FREEHOLD

DESCRIPTION

An attractive four bedroom end of terrace family home, situated in a quiet cul-de-sac, located on the favoured eastern side of Crawley town centre. The accommodation on the ground floor comprises; an entrance porch, entrance hall, cloakroom, 17'3 x 10'9 living room, 14' x 13'4 kitchen/dining room and a conservatory. On the first floor there are four bedrooms and a family bathroom. Benefits include gas fired central heating, uPVC framed double glazing, laminate flooring and underfloor heating. Outside there is allocated parking, garage en-bloc, front garden and a 33'5 x 22'9 east facing rear garden which is laid to patio with an elevated lawn area enclosed by wooden panelled fencing.

LOCATION

The property is situated on the eastern side of Crawley town centre and is within a short walk of a convenience store and a short drive to Crawley town centre with its excellent selection of shops, inns, recreation facilities, schools and railway stations. Three Bridges mainline railway station with fast and frequent services to London Victoria (approx. 35 minutes) and Brighton (approx. 30 minutes) is approximately a 25 minute walk. Gatwick Airport and the M23 (Junction 10A) 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.

BRIGHTON

HASSOCKS

BURGESS HILL

HAYWARDS HEATH

LINDFIELD

CUCKFIELD

CRAWLEY

NEWICK

UCKFIELD

01273 508955

01273 843377

01444 235665

01444 456431

01444 484084

01444 417600

01293 533333

01825 722288

01825 760770

www.mansellmctaggart.co.uk

PAYNE CLOSE, POUND HILL, CRAWLEY, WEST SUSSEX

DIRECTIONS

From Crawley High Street proceed east along the A2220 Haslett Avenue towards Three Bridges Station. Continue past the station where the road merges into Worth Park Avenue. Continue up Worth Park Avenue and at the roundabout take the first exit onto the Balcombe Road. Proceed along this road taking the first turning on the right into Blindley Road, right again into Heathfield and then first turning on the left into Payne Close where the property can be found on the right-hand side.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH

ENTRANCE HALL front door, built-in storage cupboard, telephone point, radiator.

CLOAKROOM frosted window to front, WC, wash hand basin, part tiled walls, radiator.

KITCHEN/DINING ROOM (14' X 13'4 max) double aspect room with windows to front and side, understairs storage cupboard, door to garden, fitted with an attractive range of wall and base units, sink unit, roll top work surfaces, space for electric oven and hob with stainless steel extractor hood over, plumbing and space for washing machine and dishwasher, space for tumble dryer, space for fridge/freezer, breakfast bar, part tiled walls, radiator.

LIVING ROOM (17'03 x 10'9) sliding patio doors to conservatory, electric fire with wooden surround, laminate flooring, 2 x TV points, radiator.

CONSERVATORY (14'8 x 10') brick base dwarf wall, uPVC construction, windows to side, French doors to garden, laminate flooring, underfloor heating, fitted blinds.

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

BEDROOM 1 (11' x 10') space for three double wardrobes, window to rear, radiator.

BEDROOM 2 (10'7 x 7'10) window to front, radiator.

BEDROOM 3 (9'3 x 6'5) fitted double wardrobe, window to front, radiator.

BEDROOM 4 (7'1 x 6'7) window to rear, telephone point, radiator.

FAMILY BATHROOM frosted window to side, white suite comprising panelled bath with mixer tap and shower attachment, separate thermostatic shower with bath screen, wash hand basin, WC, floor to ceiling tiling, tiled floor with underfloor heating.

OUTSIDE

ALLOCATED PARKING for one vehicle.

GARAGE EN-BLOC

FRONT GARDEN laid to lawn with pathway leading to entrance porch, flanked by shrub and flowerbeds, gate leading to rear garden.

EAST FACING REAR GARDEN (33'5 x 22'9) a bloc paved patio abuts rear of property with steps leading to lawn area, shrub and flowerbeds, space for timber garden shed, the whole enclosed by wooden panelled fencing.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART