



Asking Price £210,000 Leasehold

T: 01293 531721

Pound Hill, Crawley

2 1 1 Y Y 1.2 Miles



Moore & Partners



**OFFERED TO THE MARKET WITH NO ONWARD CHAIN IS THIS WELL PRESENTED TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE, THAT BENEFITS GAS CENTRAL HEATING, DOUBLE GLAZING AND A LONG LEASE.**

Situated within the catchment area for Milton Mount and Hazelwick schools. The popular Milton Mount Park is just a very short walk away along with Peterhouse Parade of shops. The property is located just 1.2 miles away from Three Bridges Train Station with its fast commuter links to London (37 Minutes). Junction 10 of the M23 is easily accessible to both North to the M25 or South to Brighton.

On entering the property, you step into the ground floor entrance lobby, with stairs that rise to the first-floor landing. From the first floor landing you can access the spacious lounge/diner, kitchen and stairs that lead to the second floor. The kitchen has been refitted and now consists of a range of base and eye level units with work surface surround including breakfast bar area. There is space for a washing machine as well as an integrated dishwasher, 5 ring gas hob, cooker hood, electric oven and fridge freezer. At the rear of the property the spacious lounge/diner measures 19'6" x 11'7" it can comfortably hold a range of sofas, living room furniture and a 4–6-seater dining room table and chairs. To one side there is access to a generous understairs cupboard giving plenty of storage.

Moving on up to the second floor landing, you will find two double bedrooms, family bathroom, separate w/c, airing cupboard and generous storage cupboard. The master bedroom can comfortably hold a king size bed and enjoys views to the front. Bedroom two is also a double bedroom and has a range of fitted shelves and hanging rails. The bathroom is tiled with a wash hand basin, enamelled bath with shower over the top and next door is the separate w/c.

Outside there are various areas of communal gardens, residential parking, bin stores and access to local bus routes and the local shop is a short walk away.  
EPC Rating D



# Room Details

## Ground Floor

Entrance Lobby

## First Floor

Landing

Kitchen

12'4" x 8'6" (3.76m x 2.59m)

Lounge/Diner

19'6" x 11'7" Max (5.94m x 3.53m Max)

## Second Floor

Landing

Master Bedroom

12'5" x 11'7" (3.78m x 3.53m)

Bedroom Two

11'11" x 11'7" (3.63m x 3.53m)

Bathroom

5'6" x 5'5" (1.68m x 1.65m)

W/C

5'5" x 2'5" (1.65m x 0.74m)

## Outside

Residents Parking

Communal Grounds

Lease Length

92 Years

Service Charge

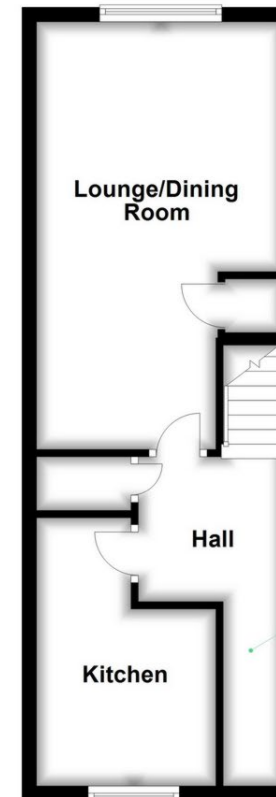
£256.34 p/a

Ground Rent

£10 p/a

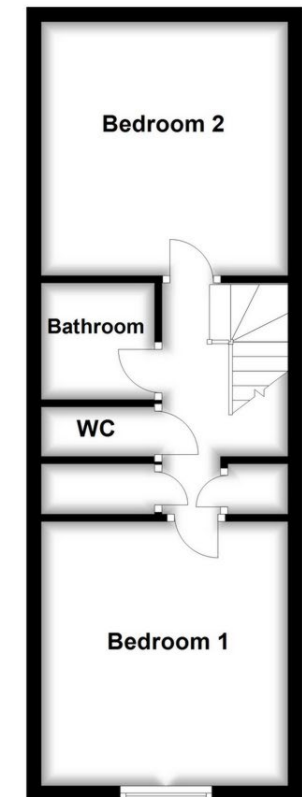
### Ground Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 71.9 sq. metres (773.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

