



**Connells**

Cissbury Hill  
Crawley



### Property Description

Very well presented and spacious four bedroom detached family home in the highly sought-after area of Southgate and set within a cul de sac. The property is conveniently located within easy access to Crawley town centre and Crawley train station for routes to London and Gatwick Airport. The house has great potential with many houses having completed extension projects to the living space and to the loft. The ground floor bedroom has the potential to create an en suite for flexible accommodation as does one of the bedrooms to the first floor. The property comprises of covered entrance porch, entrance hall leading to lounge and dining room, downstairs WC, Kitchen, and ground floor bedroom. Upstairs, three double bedrooms, bathroom and loft access. Externally you will find a well presented spacious rear garden mainly laid to lawn with a good size patio area and a vegetable patch. To the front of the property there is a double garage in addition to a driveway for multiple cars and the house benefits from double glazing and gas central heating throughout. Located close to the local amenities and highly regarded primary and secondary schools we very highly recommend your earliest possible internal viewing.

### Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was official declared as a New Town and now has 14 neighbourhoods.

The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham.

By road there is easy access to the A23 and M23.



## Inside

### Ground Floor

#### **Entrance Porch**

Double glazed entrance porch.

#### **Entrance Hall**

Understairs storage cupboard, storage cupboard, radiator,

#### **Cloakroom**

Frosted double glazed window to side, low level flush WC, pedestal wash hand basin, tiled splashbacks, tiled flooring.

#### **Bedroom Four**

10' 1" x 7' 7" ( 3.07m x 2.31m )

Double glazed window to front, radiator, carpet as laid.

#### **Lounge**

13' 3" x 10' 1" ( 4.04m x 3.07m )

Double glazed window to front, radiator, open plan to dining room.

#### **Dining Room**

11' 1" x 8' 2" ( 3.38m x 2.49m )

Double glazed patio doors to garden, radiator, door to kitchen, carpet as laid.

#### **Kitchen**

10' 7" max x 7' 8" max ( 3.23m max x 2.34m max )

Double glazed window to rear, door to garden, matching wall and base units with work tops over, integral oven hob and extractor fan, integral fridge, freezer and dishwasher, space for washing machine, single drainer stainless steel sink unit with tiled splash backs, vinyl flooring.

## First Floor

#### **Landing**

Frosted double glazed window to side, access to loft, airing cupboard.

#### **Bedroom One**

11' 3" x 11' 3" ( 3.43m x 3.43m )

Double glazed window to front, radiator, built in wardrobe, carpet as laid.

#### **Bedroom Two**

11' 2" x 10' 2" ( 3.40m x 3.10m )

Double glazed window to rear overlooking gardens, radiator, built in wardrobe, carpet as laid.

#### **Bedroom Three**

8' 7" x 7' 6" ( 2.62m x 2.29m )

Double glazed window to front, radiator, built in wardrobe, carpet as laid.

#### **Bathroom / WC**

Frosted double glazed window to rear, four piece suite comprising of a paneled bath with electric shower, separate walk in shower cubicle, pedestal wash hand basin, low level flush WC, tiled walls, stainless steel heated towel rail, vinyl flooring.

## Outside

#### **Double Garage**

Double garage to side with two up and over doors, door to garden, window to side, power and light.

#### **Driveway**

Off street parking to front for multiple cars

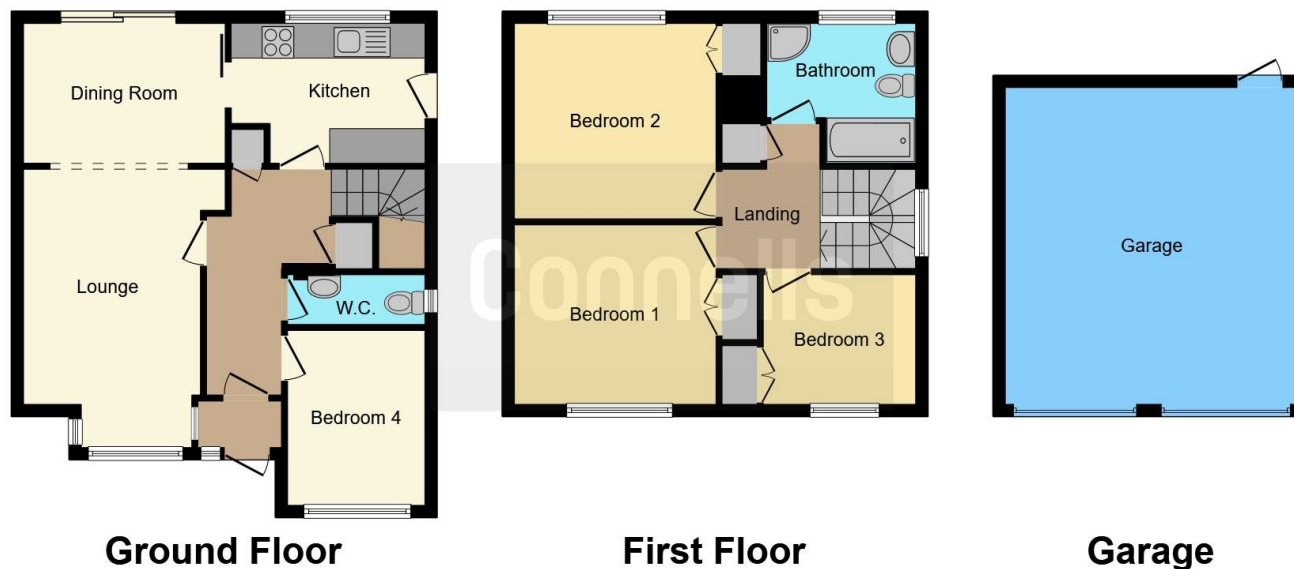
#### **Rear Garden**

Rear and side garden comprising of a spacious patio area leading to mainly laid to lawn with a vegetable patch. Shed, access to garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/CWY408419](http://connells.co.uk/Property/CWY408419)**

Tenure: Freehold



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