



Connells

Sandown Court Newbury Road
Crawley

Sandown Court Newbury Road Crawley RH10 7SN

for sale guide price
£250,000 - £275,000



Property Description

This modern two double bedroom flat in the sought after location of Pound Hill features built-in wardrobes in both bedrooms, a four piece suite in the family bathroom and en-suite to the master bedroom.

The property comprises of a large entrance hall, spacious lounge/diner layout with Juliette balcony, it is perfect for entertaining guests and the fully fitted kitchen is ideal for preparing meals.

Additionally there is ample storage throughout the property, double glazing, gas central heating and communal parking.

Located close to local shops and with good transport links, being less than a mile from Three Bridges mainline train station this flat offers convenience for commuting, travel and accessibility.

Entrance Porch

Storage cupboard with fuse box and laminate flooring.

Entrance Hall

Cupboard housing water tank, radiator and laminate flooring.

Lounge / Diner

14' 1" x 11' 1" (4.29m x 3.38m)

Double glazed doors to Juliette balcony, double glazed windows to side, radiator and laminate flooring.

Kitchen

9' x 8' 1" (2.74m x 2.46m)

Matching wall and base units, space for washer/dryer, integral dishwasher, cooker with gas hob and extractor fan, integral under counter fridge/freezer, stainless steel single drainer sink unit and laminate flooring.

Bedroom One

12' 1" x 10' 1" (3.68m x 3.07m)

Double glazed window to side, built in wardrobes, radiator and laminate flooring.

En Suite

Three piece suite comprising of walk in shower cubicle, wash hand basin and low level flush w/c. Extractor fan, radiator and vinyl flooring.

Bedroom Two

10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed window to side, built in wardrobes, radiator and laminate flooring.

Bathroom

8' 1" x 5' 1" (2.46m x 1.55m)

Four piece suite comprising of panel bath, seperate shower cubicle, wash hand basin and low level flush w/c. Extractor fan, radiator and vinyl flooring.

External

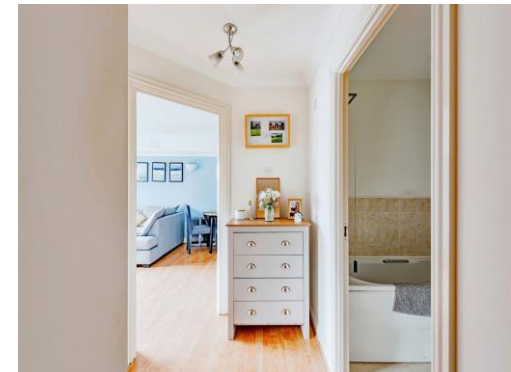
Communal Parking

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 officially declared as a New Town and now has 14 neighbourhoods.

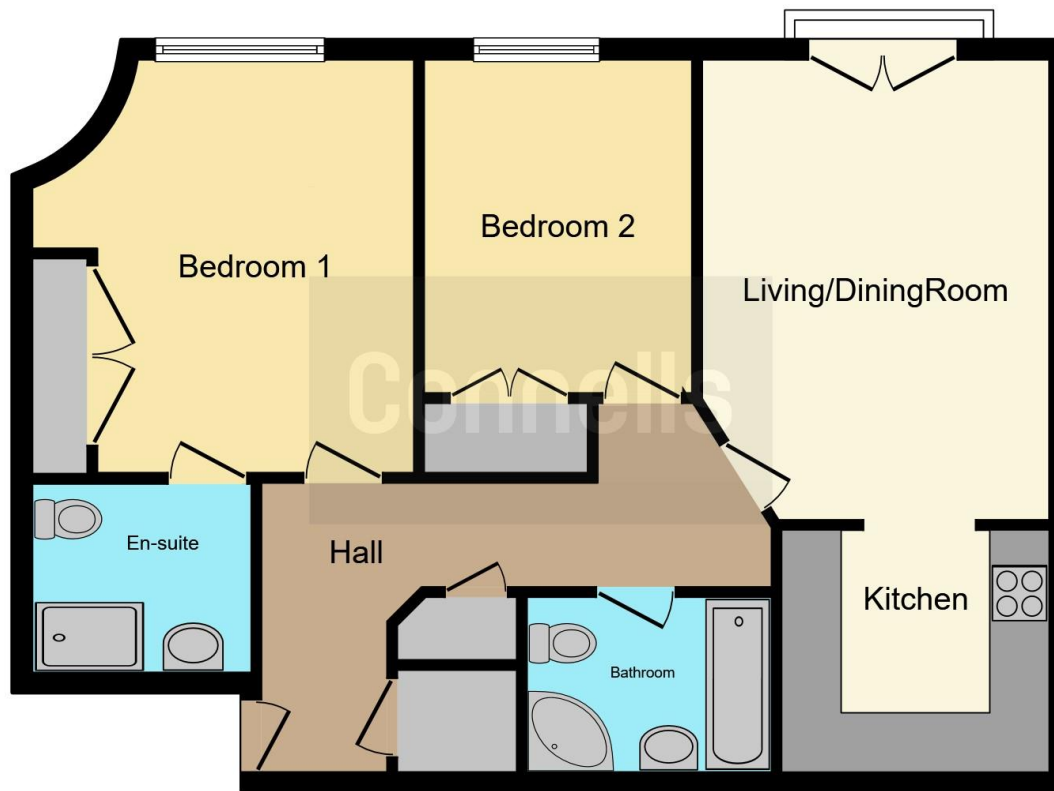
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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









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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57 High Street
CRAWLEY RH10 1BQ

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/CWY408965

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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