



**Connells**

Victoria Road  
Crawley





## Property Description

Forming part of a former Victorian semi-detached home is this first floor, one bedroom maisonette located close to Crawley town centre and other local amenities. The property is being offered to the market with no onward chain and is the ideal for a first-time purchase or as an investment.

Upon entering the property, you step into the hallway with stairs leading up to the landing, at the top of the stairs you will find the kitchen featuring a range of wall and base units and space for a cooker, fridge/freezer, washing machine and a dishwasher or tumble dryer.

The lounge/ dining area is bright and airy featuring a bay window to the front of the property and a feature fireplace in keeping with the character of the property.

The bedroom is a generous size benefitting from built-in wardrobes. The bathroom features a bath with shower fitting overhead, low level wc and wash hand basin.

Outside the property boasts a small front garden with a pathway leading to the front door. Permit parking is available all along Victoria Road. Internal viewings are highly recommended.

## Entrance Hall

Stairs to property, carpet as laid.

## Lounge

15' 6" max x 13' 1" max ( 4.72m max x 3.99m max )

Double glazed window to front, feature fireplace, radiator and carpet as laid.

## Kitchen

9' 3" max x 5' 11" max ( 2.82m max x 1.80m max )

Double glazed window to rear, matching wall and base units, space for fridge and washing machine, stainless steel single drainer sink, oven with electric hob, radiator and tiled flooring.

## Landing

Radiator and carpet as laid.

## Bedroom One

12' 6" max x 8' 4" max ( 3.81m max x 2.54m max )

Double glazed door to Juliet balcony, cupboard housing tank, built-in wardrobe, radiator and carpet as laid.

## Bathroom

Double glazed window to side, three piece suite comprising of bath with shower over, sink with vanity unit and low level flush. Tiled flooring.

## Parking

Permit parking

## Crawley

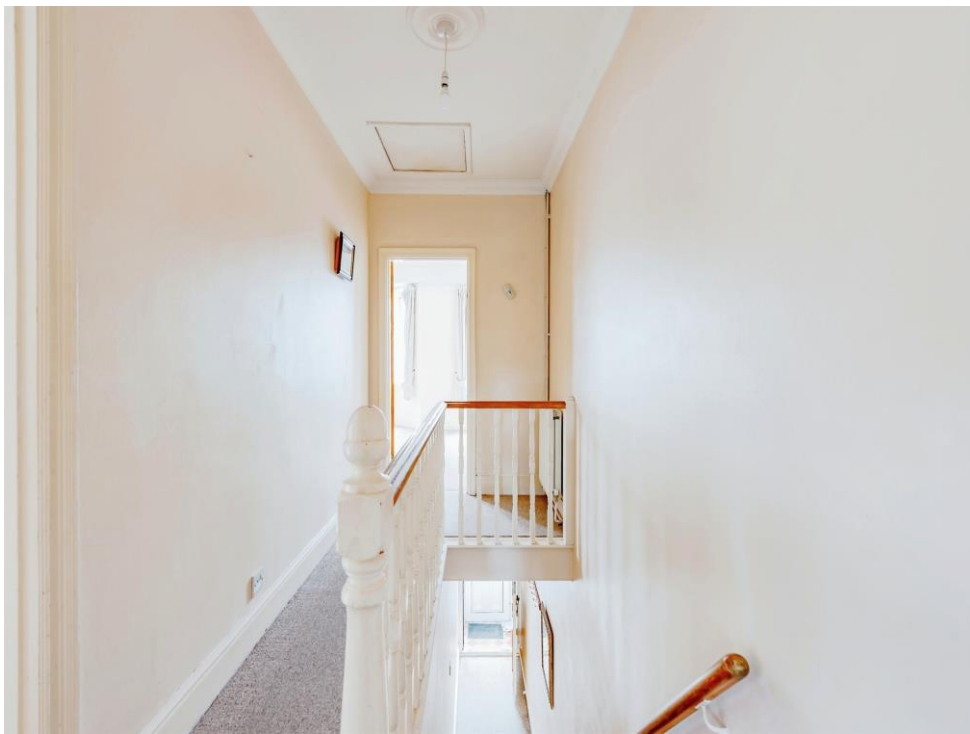
The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which 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.

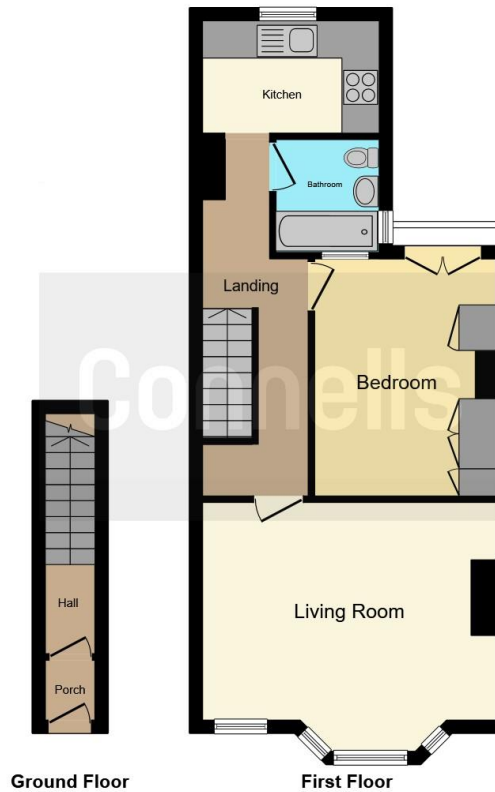
The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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57 High Street  
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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CWY409138](http://connells.co.uk/Property/CWY409138)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Aug 1988. 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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