



Connells

St. Pauls Mews
Crawley



Property Description

Connells are delighted to bring to the market this beautiful three-bedroom semi-detached house situated in a desirable gated development in Three Bridges, making it an ideal home for families and professionals alike. The property features a spacious open-plan living/ dining area filled with natural light, a contemporary kitchen with sleek finishes. The upper level includes three well-sized bedrooms, with the master suite offering an en-suite bathroom. Additional highlights include two allocated parking spaces and a well presented private rear garden, enhancing comfort and convenience. The location offers easy access to local shops, schools, and excellent rail connections to both Three Bridges station as well as Crawley station, making this a unique opportunity for modern living in a secure community. Schedule a viewing to experience this lovely property firsthand!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Understairs storage cupboard and carpet as laid.

Cloakroom

Frosted double glazed window, two piece suite comprising of low level flush w/c and wash hand basin. Radiator and tiled flooring.

Lounge

17' max x 15' 2" max (5.18m max x 4.62m max)

Double glazed French doors to rear, radiator and carpet as laid.

Kitchen

18' 8" max x 8' 2" max (5.69m max x 2.49m max)

Double glazed window to front, matching wall and base units with worktops over, integral fridge freezer, washing machine, dishwasher, electric oven with gas hob over and extractor fan, tiled flooring.

Landing

Access to loft and airing cupboard.

Bedroom One

15' 1" max x 8' 10" max (4.60m max x 2.69m max)

Double glazed window to rear, radiator and carpet as laid.

En Suite

Frosted double glazed window to side, three piece suite comprising of shower cubicle, wash hand basin and low level flush w/c.

Bedroom Two

11' 5" max x 8' 10" max (3.48m max x 2.69m max)

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

Bedroom Three

9' 6" max x 6' 6" max (2.90m max x 1.98m max)

Double glazed window to rear, radiator and carpet as laid.

Bathroom

Frosted double glazed window to front, three piece suite comprising of bath with shower over, wash hand basin and low level flush w/c. Extractor fan and tiled flooring.

Rear Garden

Patio area leading to mainly laid to lawn.

Parking

Two allocated parking spaces.

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

To view this property please contact Connells on

T 01293 515 444
E crawley@connells.co.uk

57 High Street
 CRAWLEY RH10 1BQ

EPC Rating: C

view this property online connells.co.uk/Property/CWY409272

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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