



Connells

Crabtree Court
CRAWLEY



Property Description

Connells are delighted to bring to the market this charming, south-facing, two bedroom ground floor flat. Boasting its own external front door leading to communal area and gardens. Located in the sought-after West Green area of Crawley. The property is well presented throughout making the property perfect for first-time buyers, small families, or investors looking for a hassle-free rental opportunity.

As you enter the property, you're greeted by a bright and spacious hallway with plenty of built-in storage space, the open-plan living area seamlessly blends comfort and style. The lounge offers ample natural light and provides a perfect space for relaxation or entertaining guests. The thoughtfully designed layout flows effortlessly into the kitchen.

The two well-proportioned bedrooms are inviting and boast plenty of space for storage. Bedroom one benefits from a built in wardrobe and an en-suite shower room.

This property also benefits from allocated parking, providing you with the convenience and security of your own parking space. Additionally, the surrounding community offers an array of local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike.

Don't miss your chance to own this beautiful maisonette in Crabtree Court - a perfect blend of comfort, style, and convenience. Contact us today to arrange a viewing on 01293 515444.

Entrance Hall

Double glazed door to front, three storage cupboards, radiator and carpet as laid.

Lounge

13' max x 9' max (3.96m max x 2.74m max)

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

Kitchen

5' 10" max x 12' 3" max (1.78m max x 3.73m max)

Double glazed window to side, matching wall and base units with worktops over, stainless steel single drainer sink unit, electric oven and hob with extractor hood over, space for fridge/freezer and washing machine. Wall mounted boiler and laminate flooring.

Bedroom One

16' 2" max x 8' 4" max (4.93m max x 2.54m max)

Double glazed window to front, built in wardrobe, two radiators 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. Stainless steel heated towel rail, extractor fan and laminate flooring.

Bedroom Two

11' max x 8' 5" max (3.35m max x 2.57m max)

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

Bathroom

Three piece suite comprising of bath with shower over, wash hand basin and low level flush w/c. Stainless steel heated towel rail, extractor fan, airing cupboard and laminate flooring.

External

Parking

One allocated parking space.

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.







Connells
connells.co.uk 01293 515 444
FOR SALE

RABTREE COURT
WEST GREEN



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

Tenure: Leasehold

view this property online connells.co.uk/Property/CWY409277

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CWY409277 - 0005

