



**Connells**

Rickmans Avenue  
Crawley





## Property Description

Welcome to your new home on Rickmans Avenue, set within the sought-after community of Forge Wood. This beautifully presented mid-terrace property combines comfort, modern style, and everyday practicality, making it an excellent choice for families, first-time buyers, or investors alike.

Step inside to find a welcoming entrance hall that leads to a convenient ground floor WC - ideal for guests. The contemporary kitchen is thoughtfully designed with ample storage and workspace. At the rear of the home, the spacious lounge is bathed in natural light, offering a cosy yet airy space to unwind. Patio doors open directly to the south-facing garden, an ideal spot for catching the sunshine, social gatherings, or simply enjoying a quiet moment outdoors. Upstairs, you'll find two generously sized bedrooms. The main bedroom benefits from its own en suite, while the second bedroom is served by a separate family bathroom, ideal for sharers, guests, or growing families.

Additional features include a large garage for secure parking or extra storage, plus allocated parking for two vehicles, being used by the current owners for three vehicles comfortably, a rare find in this area.

Located within walking distance of Forge Wood Primary School and surrounded by local amenities, shops, green spaces, and public transport links, this home is perfectly placed for modern family life and easy commuting.

## Entrance Hall

Storage cupboard, radiator and laminate flooring.

## Cloakroom

Two piece suite comprising of wash hand basin and low level flush w/c. Radiator, extractor fan and laminate flooring.

## Lounge/Diner

15' 1" max x 13' 8" max ( 4.60m max x 4.17m max )

Double glazed window and French doors to rear, radiator and laminate flooring.

## Kitchen

8' 7" max x 8' 5" max ( 2.62m max x 2.57m max )

Matching wall and base units with worktops over, one and a half bowl stainless steel single drainer sink unit, electric oven with gas hob and extractor hood. Space for fridge freezer, integral dishwasher, wall mounted boiler and laminate flooring.

## Landing

Access to loft, radiator and carpet as laid.

## Bedroom One

11' 6" max x 8' 9" max ( 3.51m max x 2.67m max )

Double glazed window to front, built in wardrobe, radiator and laminate flooring.

## En Suite

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

## Bedroom Two

8' 10" max x 8' 1" max ( 2.69m max x 2.46m max )

Double glazed window to rear, radiator and laminate flooring.

## Bathroom

Frosted double glazed window to rear, three piece suite comprising of bath with shower over, wash hand basin and low level flush w/c. Stainless steel heated towel rail and laminate flooring.

## External

## 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.

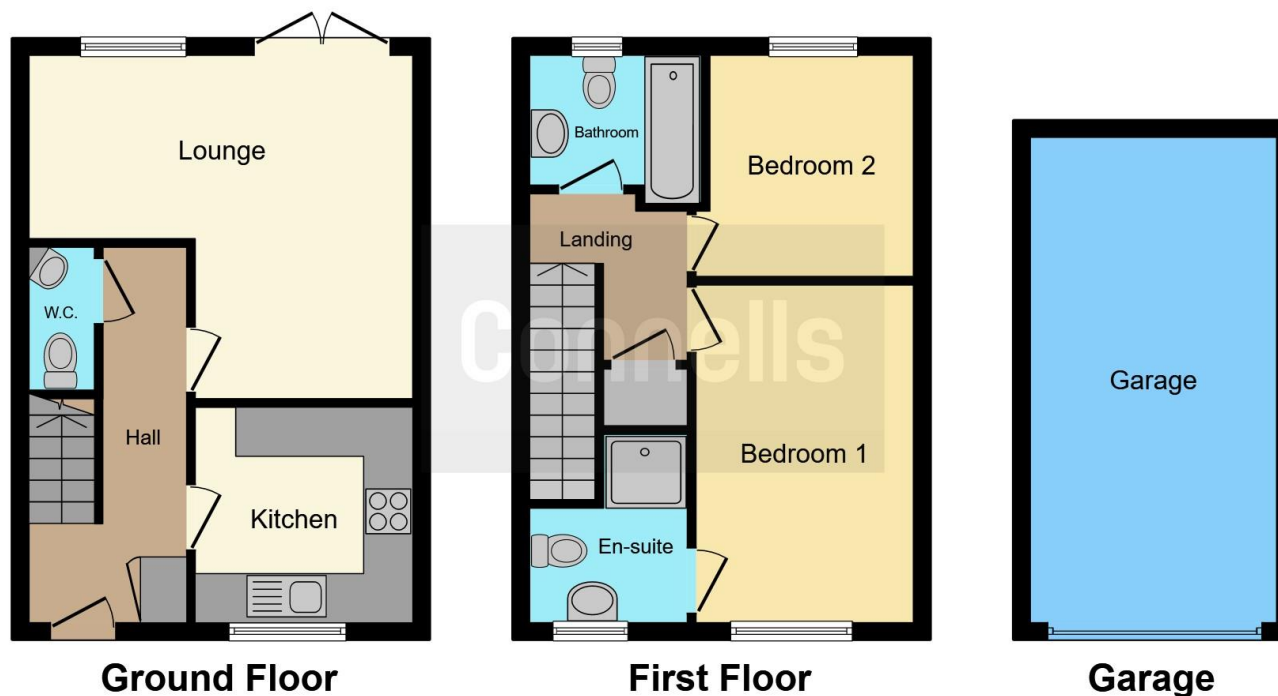












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01293 515 444**  
**E [crawley@connells.co.uk](mailto:crawley@connells.co.uk)**

57 High Street  
 CRAWLEY RH10 1BQ

**EPC Rating: B**

**view this property online** [connells.co.uk/Property/CWY409537](http://connells.co.uk/Property/CWY409537)

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CWY409537 - 0003