



Connells

Staplecross Court Salvington Road
Crawley

Staplecross Court Salvington Road Crawley RH11 8XA

for sale guide price
£300,000



Property Description

Welcome to this three bedroom mid-terrace property located in Staplecross Court, Crawley. This home presents an ideal opportunity for first-time buyers, families, or investors alike, especially with the added benefit of being sold with no onward chain.

As you step inside, you are greeted by the entrance hallway that leads to a convenient downstairs WC, perfect for guests. The spacious lounge provides a warm atmosphere for relaxation.

At the end of the entrance hall you'll find a well-appointed kitchen diner that is perfect for entertaining. This versatile space is designed for both meal preparation and dining, with ample room for a dining table, creating a hub for family meals and social occasions.

The property boasts three well-proportioned bedrooms, each offering comfortable accommodations for all members of the household. These restful spaces provide the perfect retreat after a long day, and the family bathroom is conveniently located to cater to the needs of the household.

Step outside to discover the rear garden that offers a private outdoor space for relaxation, gardening, or family time.

For added convenience, communal parking is available to the front of the property, making it easy for you and your guests to park. With its prime location in Crawley, this property is within easy reach of local amenities, schools, and transport links, making daily life a breeze.

Don't miss your chance to view this delightful mid-terrace home in Staplecross Court.

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 Porch

Storage cupboard.

Entrance Hall

Radiator and laminate flooring.

Cloakroom

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

Lounge

11' 4" max x 13' max (3.45m max x 3.96m max)

Double glazed window to front, radiator and laminate flooring

Kitchen/Diner

17' 6" max x 9' 9" max (5.33m max x 2.97m max)

Two double glazed windows and frosted double glazed door to rear. Wall and base units with worktops over, stainless steel single drainer sink unit, space for oven, fridge freezer, washing machine, dishwasher and electric hob. Storage cupboard, two radiators and laminate flooring.

Landing

Airing cupboard, access to loft, radiator and carpet as laid.

Bedroom One

11' 5" max x 10' 4" max (3.48m max x 3.15m max)

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

Bedroom Two

12' 2" max x 8' 8" max (3.71m max x 2.64m max)

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

Bedroom Three

8' 4" max x 8' 5" max (2.54m max x 2.57m max)

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

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. Radiator and laminate flooring.

External Rear Garden

Patio area leading to mainly laid to lawn.

Parking

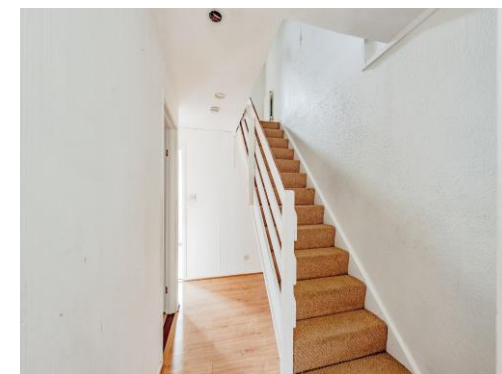
Communal parking

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.

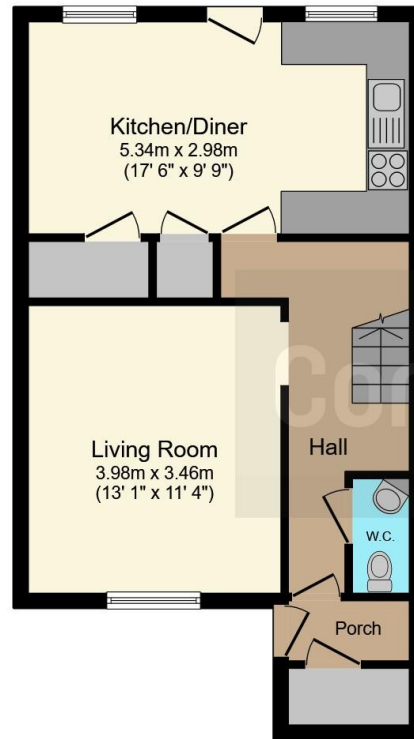
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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

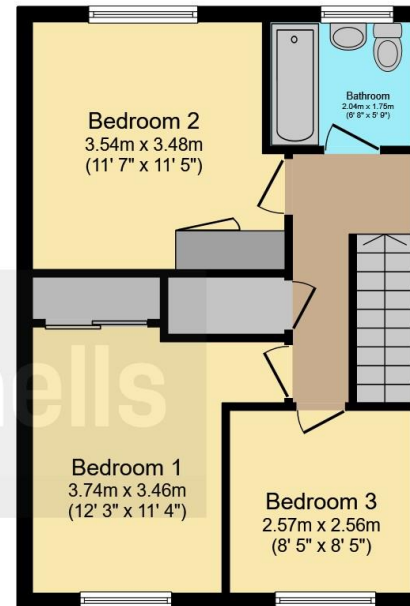








Ground Floor



First Floor

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 Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CWY409617



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: CWY409617 - 0002