





Property Description

Situated on the peaceful, no-through road of Birch Lea in Crawley, this spacious three-bedroom detached bungalow presents a fantastic opportunity for buyers seeking a property to modernise and personalise. The property requires updating throughout but offers a versatile layout with excellent potential.

The inviting entrance hall leads into a comfortable living room that seamlessly flows into the dining room, perfect for both everyday living and entertaining guests. The kitchen features a door opening into a bright conservatory, providing additional versatile space with views of the wrap-around garden. Three well-proportioned bedrooms offer ample accommodation, while the bathroom and separate toilet add convenience.

Externally, the property benefits from a garage and driveway parking, ensuring plenty of space for vehicles. The generous wrap-around garden surrounds the bungalow, offering scope for landscaping, outdoor activities, or future extensions.

Located just off Tinsley Lane, Birch Lea is a quiet, residential no-through road in Crawley, providing a peaceful setting while remaining conveniently close to local amenities, transport links, and green spaces. This detached bungalow presents an exciting project for those looking to create a comfortable family home in a desirable location.

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

Airing cupboard, radiator and carpet as laid.

Lounge

22' 9" max x 16' 10" max (6.93m max x 5.13m max)

Double glazed sliding door to front, double glazed window to front and side, two radiators and carpet as laid.

Kitchen

14' 9" max x 8' 10" max (4.50m max x 2.69m max)

Double glazed window to side and door to garden, wall and base units with work tops over, stainless steel single drainer sink unit, space for washing machine and dishwasher. Larder cupboard, radiator and laminate flooring.

Conservatory

14' 4" max x 9' 10" max (4.37m max x 3.00m max)

Bedroom One

10' 11" max x 14' 4" max (3.33m max x 4.37m max)

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

Bedroom Two

10' 11" max x 11' 2" max (3.33m max x 3.40m max)

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

Bedroom Three

8' 11" max x 9' max (2.72m max x 2.74m max)

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

Bathroom

Frosted double glazed window to rear, three piece suite comprising of shower cubicle, bath and wash hand basin. Tiled flooring.

Separate W/C

Low level flush w/c and tiled flooring.

External Garden

Wrap around garden, mainly laid to lawn with patio area.

Driveway Garage

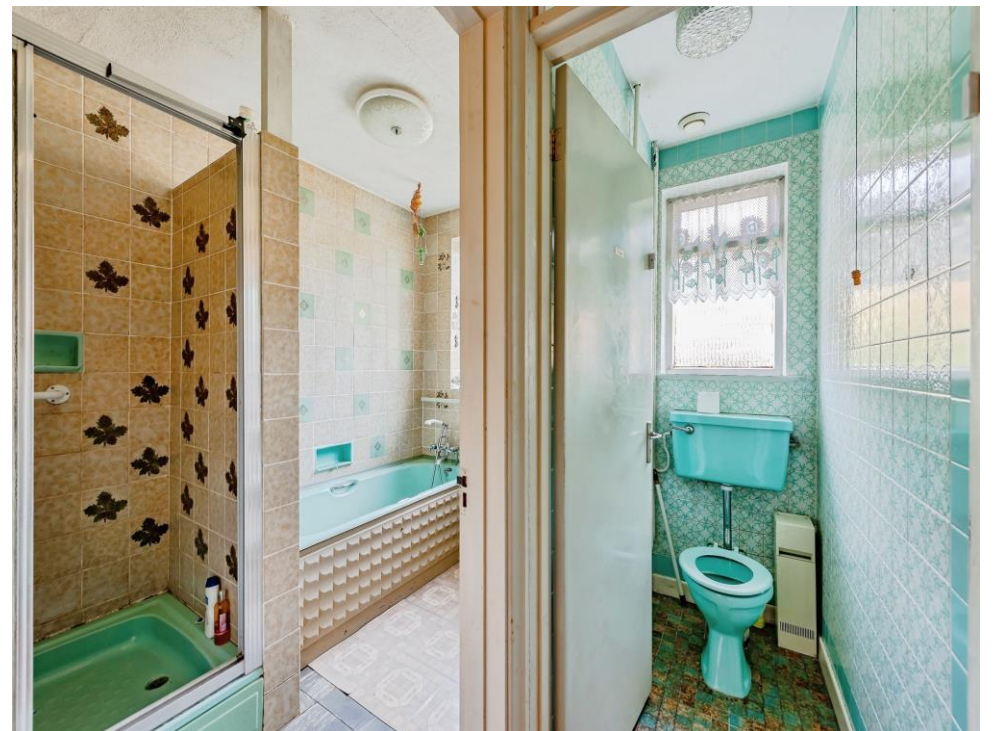
Crawley

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.









Floor Plan

Garage

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

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57 High Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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