







### Property Description

Discover this inviting two-bedroom apartment situated in the desirable area of Highams Hill. The property features an entrance hall leading to a comfortable lounge/dining room, perfect for relaxing and entertaining. The kitchen offers ample space for meal preparation and could benefit from some modernisation to enhance its functionality and style.

Both bedrooms are well proportioned, providing versatile space for family, guests, or a home office. The property is in reasonable condition overall, with some general modernisation needed to update fixtures and finishes, making it an ideal opportunity for buyers looking to personalise their home.

Located in a convenient area, walking distance to Ifield Train Station, this apartment offers excellent potential to create a comfortable and contemporary living space. Don't miss the chance to put your own stamp on this charming property in Highams Hill.

### 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

Secure phone entry system, storage cupboard, radiator and carpet as laid.

## Lounge

15' 4" max x 12' 5" max ( 4.67m max x 3.78m max )

Double glazed window to front and side, double glazed doors to Juliet balcony, electric fireplace, radiator and carpet as laid.

## Kitchen

7' 1" max x 12' 4" max ( 2.16m max x 3.76m max )

Double glazed window to rear, matching wall and base units with worktops over, one and a half bowl stainless steel single drainer sink unit, fridge freezer, washing machine and electric oven with gas hob. Vinyl flooring.

## Bedroom One

13' 6" max x 9' 8" max ( 4.11m max x 2.95m max )

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

## Bedroom Two

13' 1" max x 8' 1" max ( 3.99m max x 2.46m max )

Double glazed window to front, 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 wc. Two storage cupboards radiator and vinyl flooring.

## External

## Parking

On street 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.



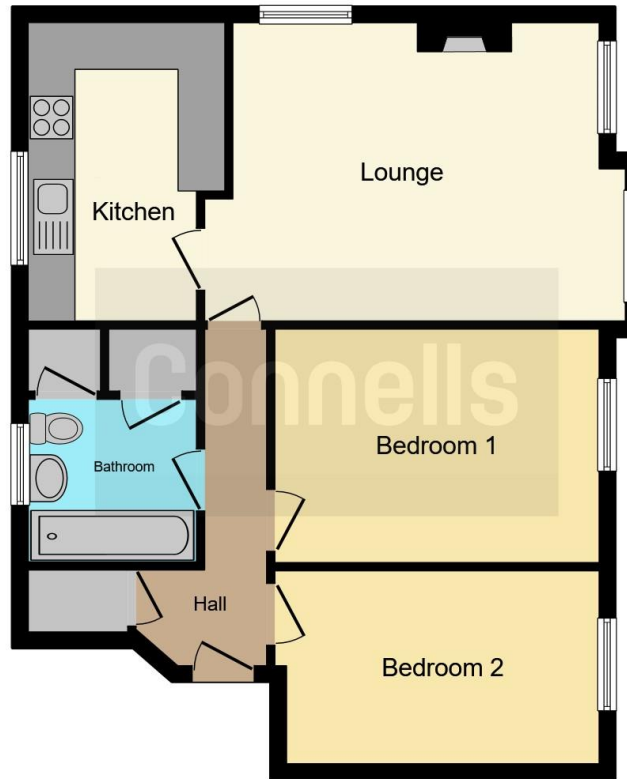












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D Council Tax  
 Band: B

Service Charge: 668.00 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CWY409977](http://connells.co.uk/Property/CWY409977)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Dec 1982. 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.

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