



**Connells**

42a East Park  
CRAWLEY





### Property Description

Situated in the desirable East Park area of Crawley, this well-presented ground floor flat offers comfortable and convenient living. The property comprises an inviting entrance hall leading into a spacious lounge/dining room, perfect for relaxing or entertaining guests. The bedroom is generously sized, providing a peaceful retreat, while the bathroom is modern and functional.

Additional benefits include an allocated parking space, ensuring ease of access and parking convenience. The property is being offered with no onward chain, making it an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home.

Don't miss the chance to make this lovely ground floor flat your new home in a sought-after location.

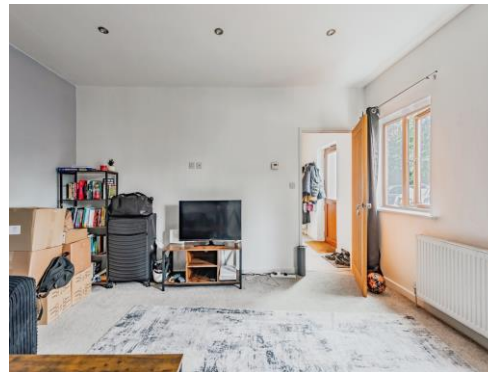


## Crawley

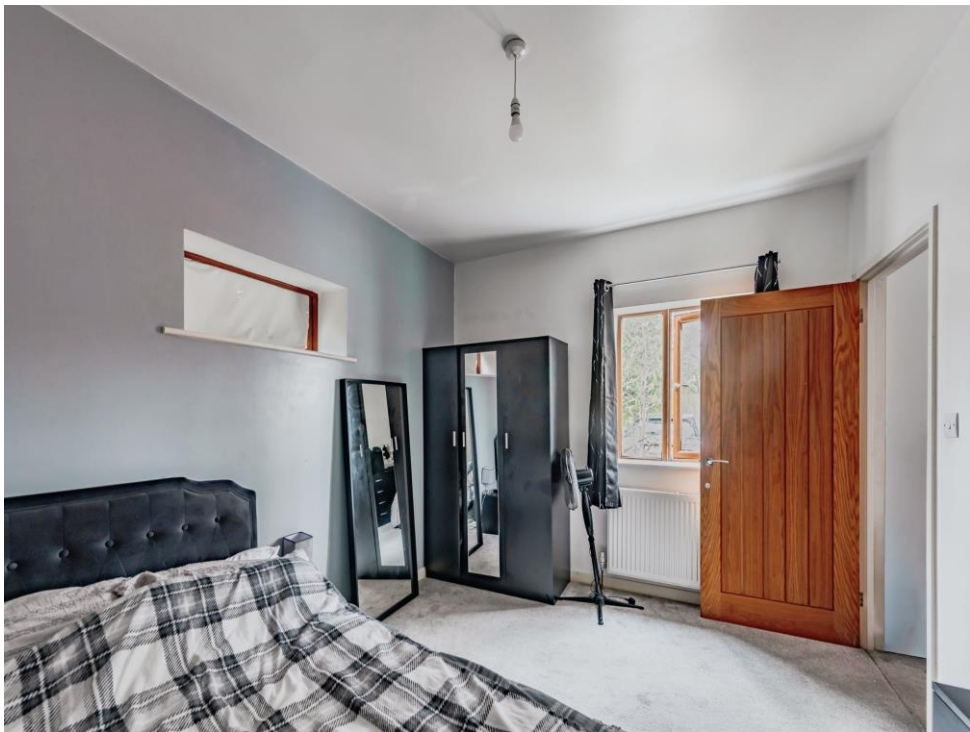
The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which 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.



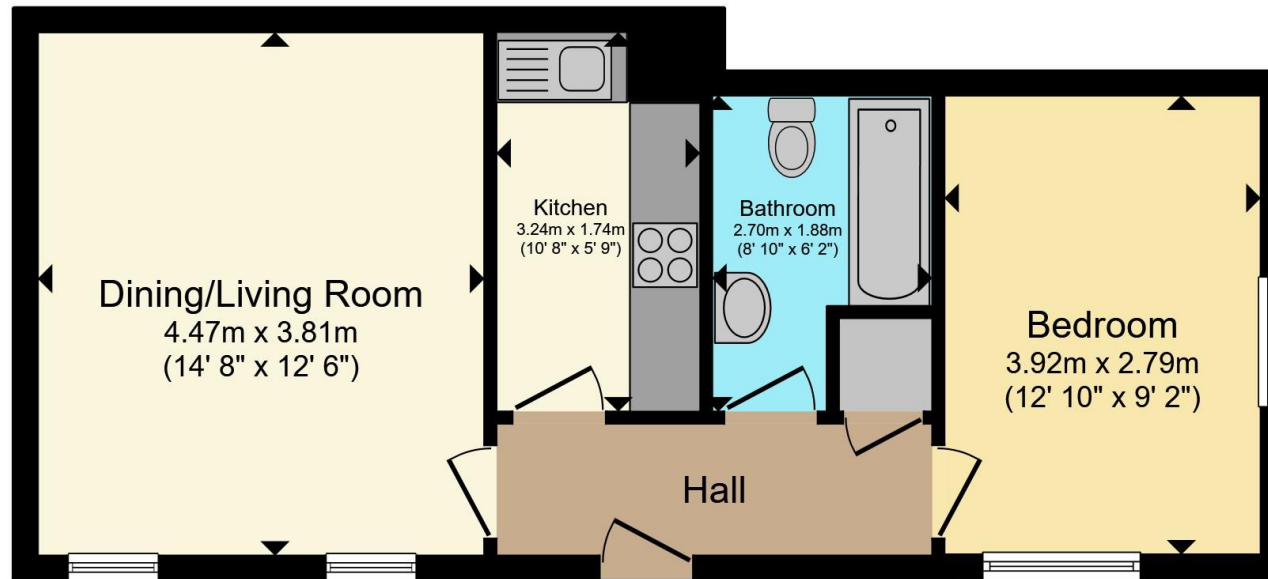












Total floor area 44.0 m<sup>2</sup> (474 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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:  
 1497.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CWY410000](http://connells.co.uk/Property/CWY410000)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2013. 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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Property Ref: CWY410000 - 0003