Three Bridges Road, Three Bridges, Crawley, West Sussex RH10 1LG

£600,000 Freehold

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

A substantial and unique five bedroom detached family home currently being used as a registered 6 bedroom HMO at a current rental value of £47,400 per annum.

***AGENTS NOTE** - The pictures shown are when the current owners lived in the property. Due to it changing into an HMO some pictures may not be a true representation of the rooms.*

the house…

- Substantial Detached Family Home
- Five Bedrooms
- Master Bedroom with Walk-In Dressing Area and En-Suite Shower Room
- Family Bathroom
- Living Room
- Dining room
- Family Room
- Large Kitchen/Breakfast Room
- Utility Room
- Shower/Cloakroom
- Upgraded & High Specification Sanitary Ware & Fittings
- Original & Contemporary Features
- EPC rating: 'D'

the grounds…

- High Specification Landscaped Rear Garden with Outside Lighting
- Mainly Laid to Patio with Attractive Shrub & Flower Beds
- Water Feature
- Access to Parking for Two Vehicles

see more on page 7

the location…

The property is situated close to Three Bridges local shopping parade, comprising a convenience store, takeaway, chemist and a public house. Crawley town centre, with its extensive range of shops, restaurants, and recreational facilities. Within walking distance of Three Bridges mainline railway station (London Victoria approx 35 minutes / Brighton approx 30 minutes) is a short walk. Gatwick Airport and the M23 are within easy reach.

see more on back page

the house in more detail…

The property has been extensively upgraded and modernised by the current owners to create a light and airy entertaining accommodation and is within a short walk of Three Bridges mainline railway station.

The property has 2094 sq.ft. of living accommodation, with a large and airy welcoming entrance hall with front door with borrowed light, under stairs cupboard and newly fitted radiators, access to a large and airy kitchen/breakfast room with a bay window to front, patio doors leading to courtyard style rear garden and has an extensive range of hand built high gloss wall and base units, integrated five ring gas hob, side by side self cleaning double electric ovens, grill and steam oven and microwave, integral wine fridge, space for American style fridge/freezer, space for table and chairs, under floor heating with tiled flooring. The utility room has a door to rear garden, fitted with range of high gloss wall and base units, sink unit and plumbing and space for washing machine and tumble dryer. There is a shower/cloakroom fitted in a white suite comprising fully tiled shower cubicle, wash hand basin in vanity unit, low level WC and opaque window to rear. Off the entrance hall bedroom six room with cast iron log burner with cast iron surround and slate hearth. Bedroom five is to the front of the property. The dining room is to the right of the property with window to front leading through to the family room

Stairs lead from spacious entrance hall to first floor landing where there is a master bedroom with walk-in 'his' and 'her' wardrobe and en-suite shower room comprising fully tiled shower cubicle, wash hand basin with vanity cupboard, low level WC and extractor fan and dressing room. There are three further bedrooms with two having Victorian feature fireplaces. The family bathroom has a refitted white suite comprising Jacuzzi bath with mixer tap, over sized wash hand basin, low level WC, heated towel rail, tiled flooring and opaque windows to side and rear.

Further benefits are UPVC framed sash double glazing, gas fired central heating, fully redecorated internally and externally.

Agents Note

There is scope for loft conversion subject to planning permission.

the floorplan...

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

the grounds…

Outside the front garden is laid to shingle and bordered by brick wall and fencing. Step free access to the front and rear. The rear garden is landscaped being mainly paved with flower beds, plants, shrubs and wood chip.

There is an outside tap, timber shed and gated rear access leading to off road parking situated to the rear of the property for two vehicles.

the location…

maps courtesy of
Google maps

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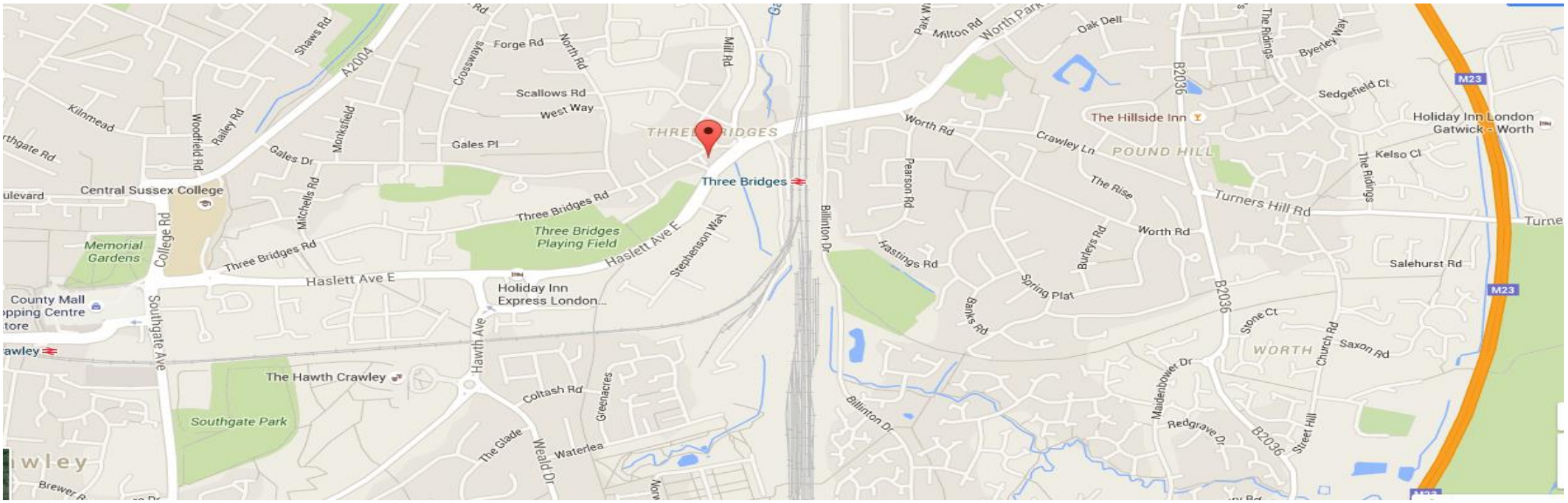

Stations

- Three Bridges
- Crawley
- Gatwick Airport
- East Grinstead
- Horley

more details from www.thetrainline.co.uk

Shops

- Tesco Extra, Three Bridges
- County Mall, Crawley
- Three Bridges Shopping Parade
- Sainsbury, Crawley
- Bluewater Shopping Centre

Relaxing

- Tilgate Park, Tilgate
- Worth Forest, Worth
- The Hawth, Crawley
- Buchan Country Park
- Go Ape Tree Top Adventures, Crawley

more details from Mansell McTaggart…

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