



## Hillingdale, Broadfield

In Excess of £280,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



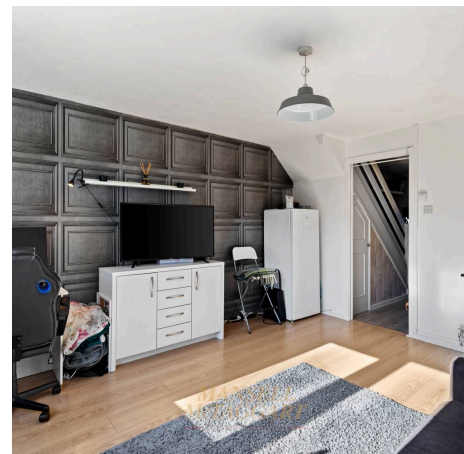


## Hillingdale, Broadfield

- Two bedroom mid terrace family home
- Garage en-bloc
- Modern kitchen
- Living/dining room with door to garden
- Southeast facing private rear garden
- Nearby bus routes to Gatwick Airport, Crawley town centre and mainline station
- NO ONWARD CHAIN
- Council Tax Band 'C' and EPC 'C'

This two-bedroom mid terrace family home is ideally situated on the southern fringes of Crawley and offers particularly convenient access to town centre and station bus links, as well as the A23/M23 commuter routes to London, Gatwick and Brighton. The property is an ideal investment or first purchase and is offered with NO ONWARD CHAIN.

The entrance hall has a useful storage cupboard under the stairs, with additional meter cupboard and a window to the front. Wood laminate flooring runs through to the living/dining room at the rear, with a door leading out to the garden. At the front of the house, the modern kitchen is fitted with an attractive range of wall and base units, stainless steel sink/drainer set in worktops, integrated oven with gas hob and extractor over, integrated fridge/freezer, space and plumbing for a washing machine, space for a tumble dryer, finished with wood laminate flooring and tiled walls.



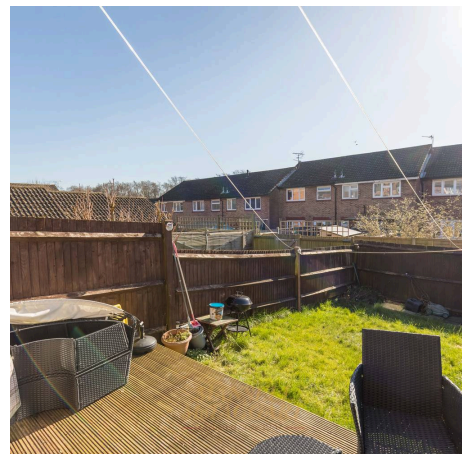


## Hillingdale, Broadfield

Stairs from the entrance hall lead to the first floor landing, providing access to a part-boarded loft with light and ladder. Bedroom 1 has a window to the rear while bedroom 2 overlooks the front, with two windows allowing in ample natural light and storage provided by way of an over stairs cupboard housing the water tank, with further double cupboard housing the central heating boiler. The family bathroom is fitted with a white suite comprising panel bath with wall mounted electric shower, wash hand basin and low level WC, and is finished with vinyl flooring and tiled walls.

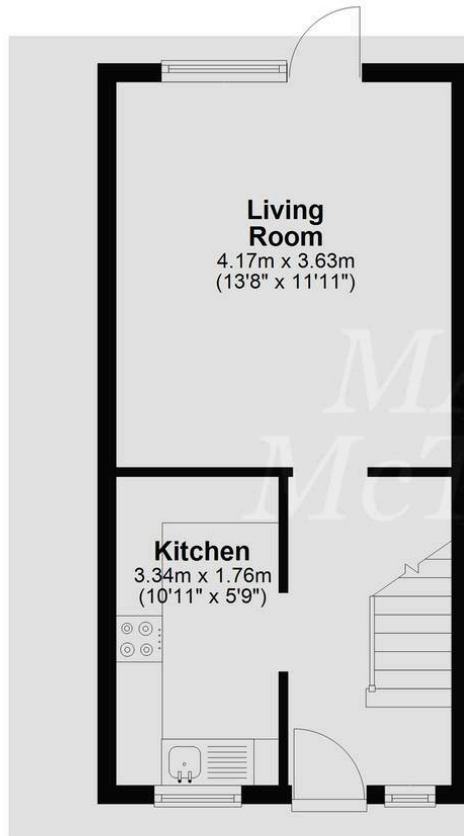
Outside the front garden is laid to lawn with a path leading to the front door. The private rear garden is southeast facing with an area of decking, the remainder laid to lawn and the whole enclosed by wooden panel fencing. A gate provides rear access and the property has its own garage en bloc, with ample additional on road parking in the surrounding roads.

This ideal starter home benefits from a pleasant location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the nearby bus links and short drive to the A23/M23. The property is offered with NO ONWARD CHAIN, so there is the potential to move quickly, subject to the departure of the current tenant and the usual conveyancing and mortgage processes.



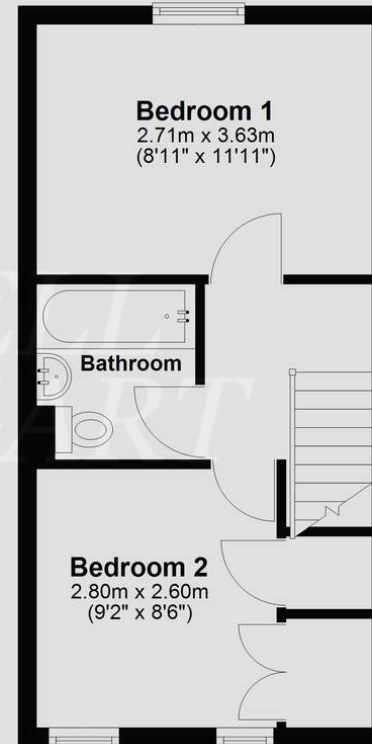
## Ground Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



## First Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



Total area: approx. 55.2 sq. metres (594.7 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

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.