



## Ocean House, Hazelwick Avenue, Three Bridges

Guide Price £270,000 – £280,000

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McTAGGART**  
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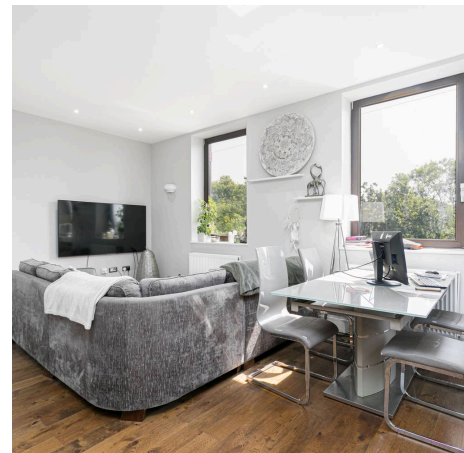


- Two double bedroom first floor flat
- Immaculate internal condition
- Stunning kitchen and bathroom
- Open plan living accommodation
- Extremely close proximity to Three Bridges station
- Council Tax Band 'C' and EPC 'C'

An immaculately presented two double bedroom first floor flat in the extremely popular residential area of Three Bridges within close proximity to Three Bridges station, Crawley town centre and other popular local amenities. Offered to the market with NO CHAIN.

You enter the block via a secure telecom system and there are both stairs and lift to the second floor where the flat is located.

Upon entering the flat, you are greeted with a spacious entrance hallway giving access to the bedrooms, open plan living accommodation and bathroom. You will also notice the extremely high ceilings, a theme which runs throughout the flat and gives an excellent a bright and airy feel to the property. Heading into the master bedroom which is a comfortable double room with space for a large double bed and any freestanding furniture you may wish. There is also a large window overlooking the front aspect allowing in plenty of natural light. In the master bedroom, there is en-suite that comprising of walk-in shower, low level WC, wash hand basin and a heated towel rail. The second bedroom is also of a good size, easily housing two single beds, or if desired a double bed. There is also wood effect flooring which continues throughout the rest of the property.





Continuing on into the open plan living accommodation there is an immaculate kitchen area which comprises of numerous contemporary wall and base units with roll top work surfaces over, stainless steel sink, integrated washing machine, dishwasher, fridge/freezer, gas oven with induction hob and extractor hood over. There is also ample of space within the open plan living accommodation for a four+ person dining room table, multiple large family sofas and any freestanding furniture you may wish. There are also two large windows overlooking the front aspect giving a bright and airy feel to the flat. Heading into the bathroom which is fully tiled, comprises of a full length panelled bath with shower unit over, low level WC, wash hand basin within vanity unit, extractor fan and a full sized feature mirrored wall completing the room.

Heading outside the property, you will find the communal parking area which is distributed across all the flats and is accessed via electric gates toward the rear of the block.

#### **Lease Details**

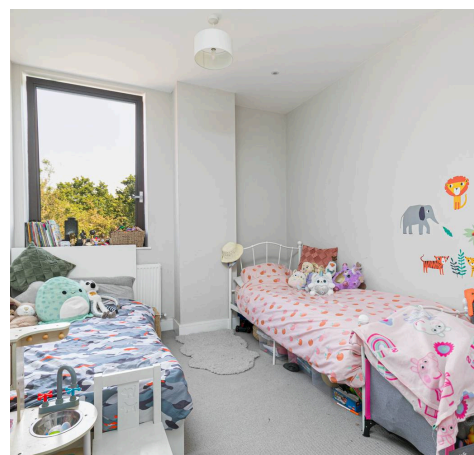
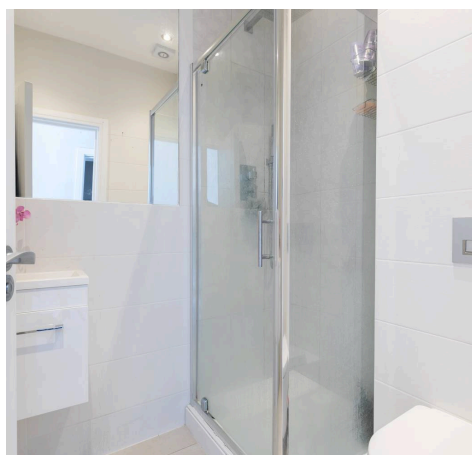
Length of Lease and Years Remaining – 126 years from 25/12/2016

Annual Ground Rent – £250

Annual Service Charge – £3,600

Service Charge Review Period – January

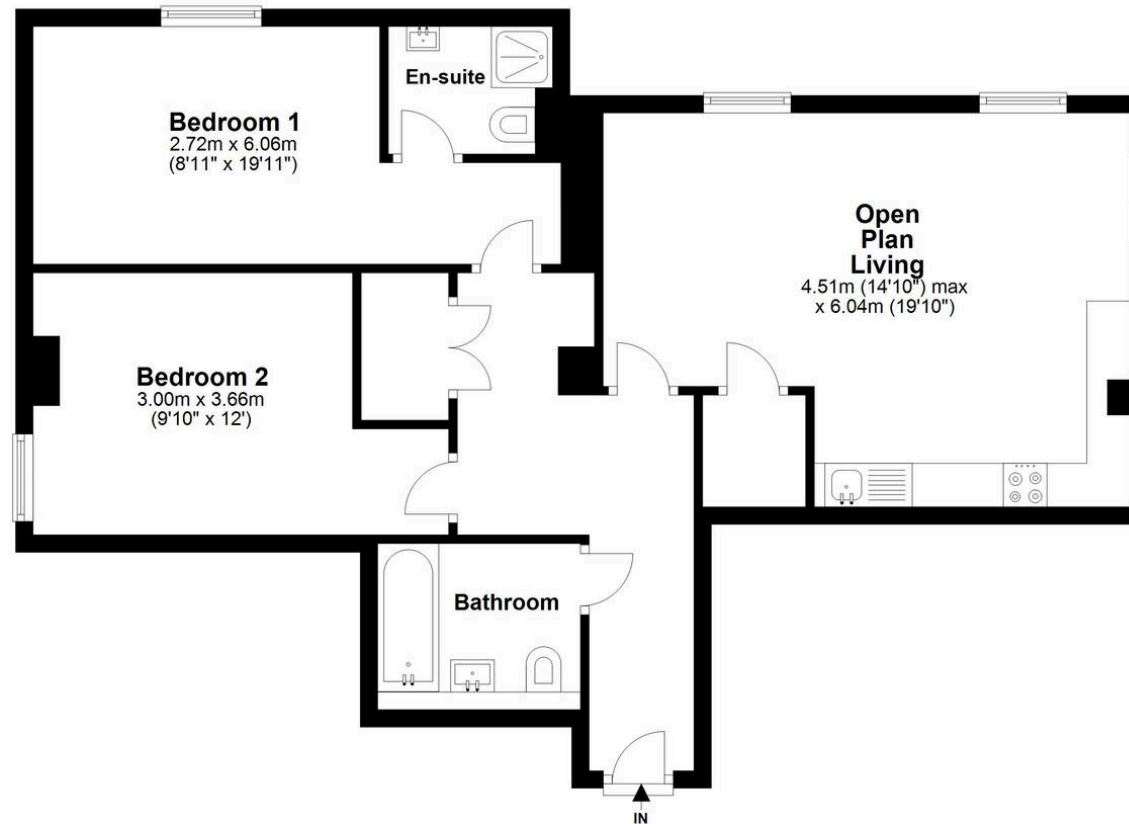
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.





## First Floor

Approx. 73.7 sq. metres (793.3 sq. feet)



Total area: approx. 73.7 sq. metres (793.3 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 purchaser.  
Plan produced using PlanUp.

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