



Rother Crescent, Gossops Green  
£350,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







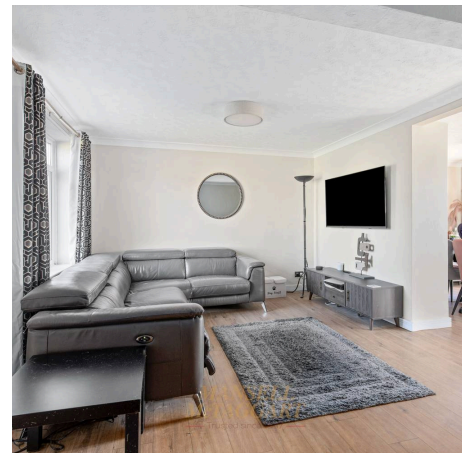
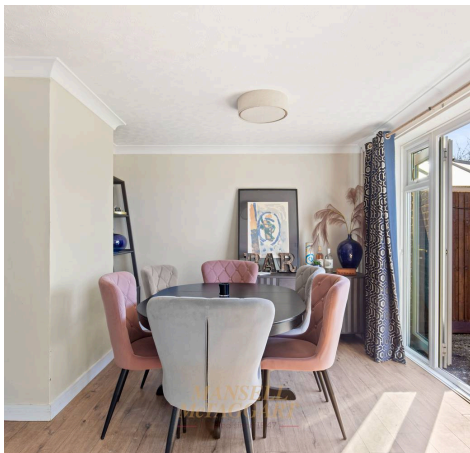
## Rother Crescent, Gossops Green

- Mid terrace family home
- Three bedrooms
- Kitchen/breakfast room
- Newly installed boiler
- Bright and spacious living room
- Walking distance from Ifield train station
- South facing garden
- Council Tax Band 'C' and EPC 'C'

A three-bedroom terrace family home, situated in the sought-after area of Gossops Green. The property is approached by a footpath leading to front door into the front porch of good size with ample space for shoes and coats.

The light and spacious living room is situated at the front of the property. This room provides plenty of space for a three and two-seater sofas and further furniture if you wish.

The kitchen towards the rear is fitted wall and base units, sink unit, roll top work surfaces, plumbing and space for washing machine and is partly tiled. Open plan from the kitchen is the dining room capable of holding a six-seater dining table.





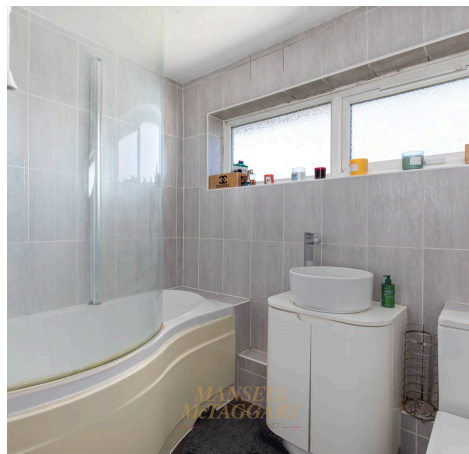
## Rother Crescent, Gossops Green

Stairs from entrance hall lead to first floor landing giving access to all three bedrooms, family bathroom.

There are two good sized double bedrooms. The master holds plenty of space for a king size bed, overlooking the front of the property. Bedroom two, at the rear of the property, is again of good proportions, capable of holding a large double bed and other freestanding furniture. Bedroom three is a single bedroom benefiting from built-in storage.

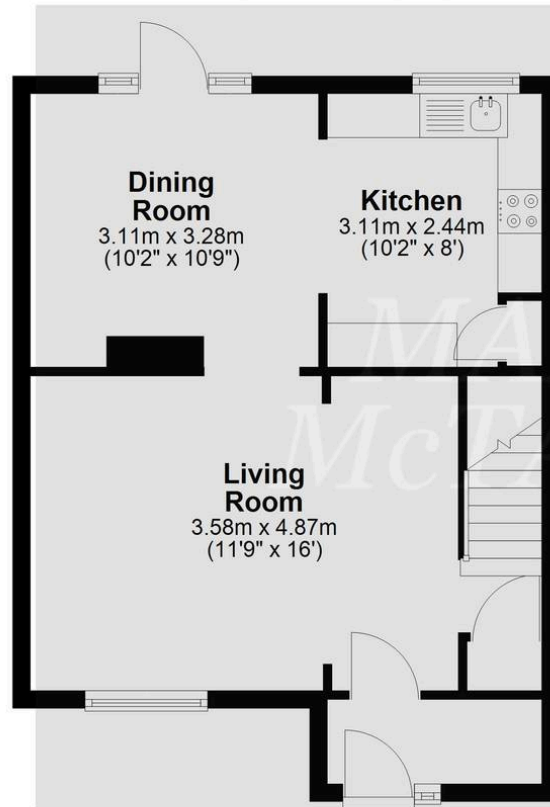
The family bathroom has opaque windows to rear and comprises of a panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin and is mainly tiled.

Outside the property enjoys the benefit of a landscaped rear garden where patio abuts rear of property with the remainder being laid to lawn.



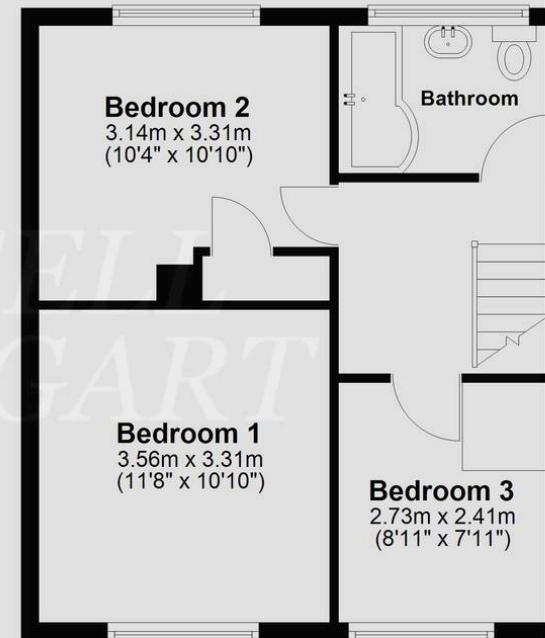
## Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



Total area: approx. 81.6 sq. metres (878.7 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.