



Haynes Way, Pease Pottage

In Excess of £280,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Popular village of Pease Pottage
- Secure entry phone system
- Easy access to M23
- Two double bedrooms
- Plenty of built-in storage
- Open plan living/kitchen area
- Allocated parking
- Pease Pottage offers a local pub, a community hub with cafe and shop
- Easy access to K2 Leisure Centre and good walking in Tilgate Forest and National Trust sites
- Council Tax Band 'C' and EPC 'B'

A very well presented two-bedroom first floor apartment located in the popular village of Pease Pottage. Pease Pottage offers a local pub, a community hub with cafe and shop, as well as easy access to K2 Leisure Centre and good walking in Tilgate Forest and National Trust sites. The apartment has been dressed and fitted to a high standard throughout and is accessed via secure entry phone system. Upon entry into the flat there is a spacious hallway with ample space for shoes and coats with two large double storage cupboards.

The first room, located on the right hand side of the hallway and facing out onto the front aspect of the building is the second bedroom. This bedroom is currently being used as a study but is of great proportions to hold a king-sized bed alongside other freestanding furniture. Bedroom one is at the end of the hallway, facing out onto the rear of the building. This room has been fitted with built in wardrobes.





The living room is open plan to the kitchen and dining, with a window overlooking the rear onto the communal parking. There is ample space for a dining table and chairs as well as living room furniture to bring an element of separation between living space and the kitchen area. The kitchen is fitted with attractive wall and base units incorporating cupboards and drawers with work surfaces over and space for all appliances. Finally, the family bathroom is fitted in a modern and contemporary white suite comprising a panel enclosed bath with glass shower screen and wall mounted shower unit over, wash hand basin and low-level WC.

There is also loft access with pull down ladder.

Outside, there is an allocated parking space to the rear of the building. There is also visitor parking bays and a bike shed for extra storage.

The location of the property provides great access to the M23 with nearby shops and other amenities.

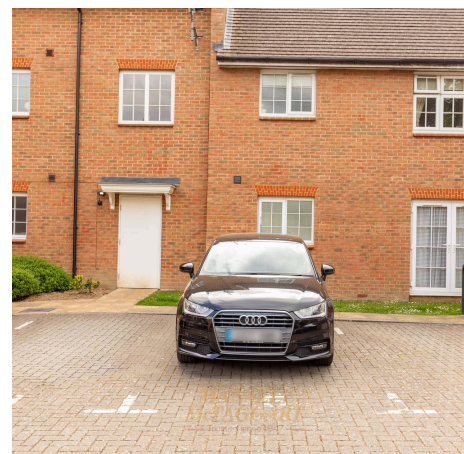
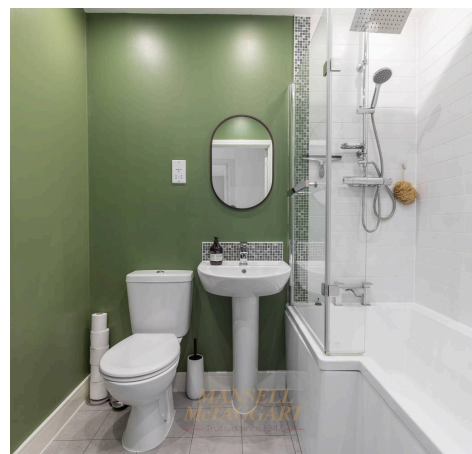
Lease Details

Length of Lease: 125 years from 26 March 2015

Annual Service Charge – £2,297

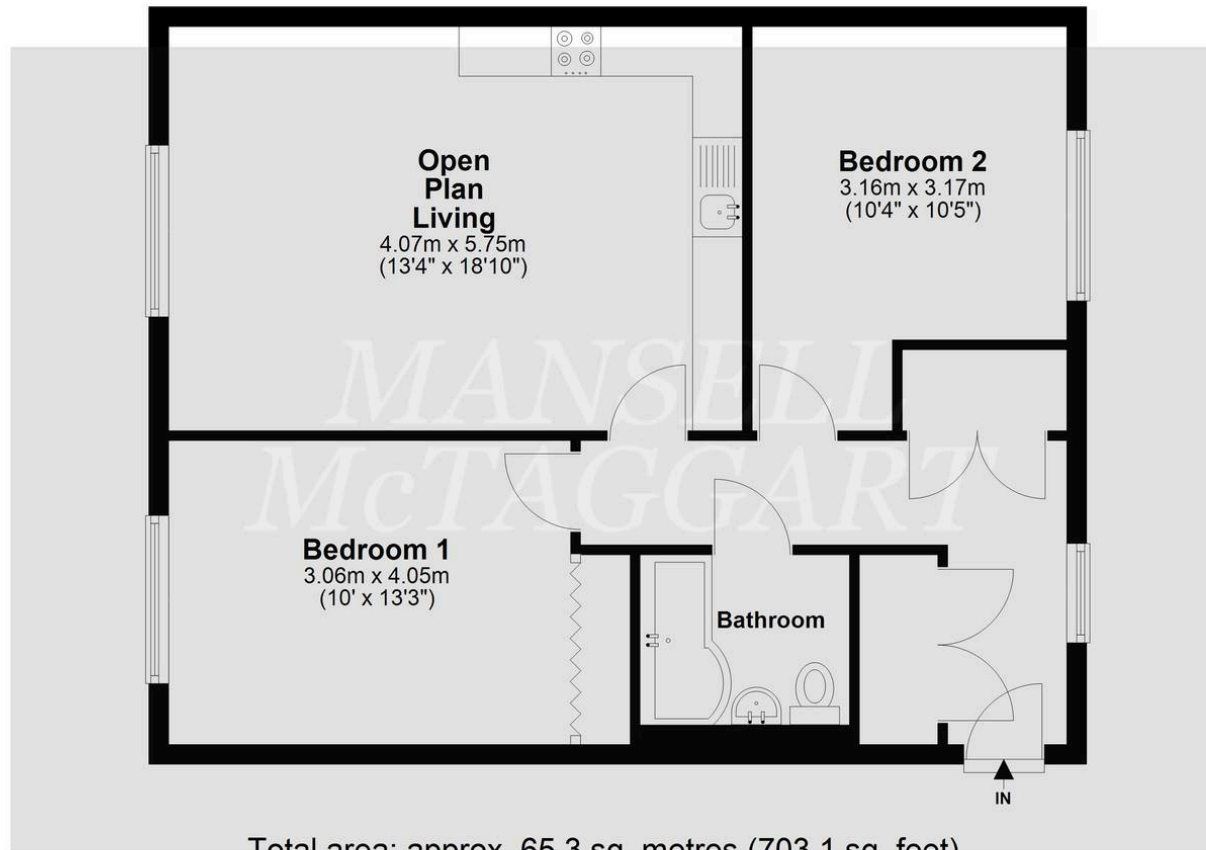
Service Charge Review Period – April

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



First Floor

Approx. 65.3 sq. metres (703.1 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.

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