



Selsey Road, Broadfield

In Excess of £300,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Vendor suited
- Garage en-bloc
- Electric heating
- Downstairs w/c
- Communal parking
- Walking distance from local amenities
- Access to transport links
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'E'

A well presented three bedroom mid terrace family home which is located within the popular residential area of Broadfield, conveniently close to Crawley town centre, main transport links and popular local amenities.

Upon entering the property, you are greeted with an entrance hall where you have stairs ascending to first floor, downstairs w/c, and access to your kitchen.

The kitchen faces out onto the front of the house and comprises of a range of contemporary wall and base units with roll top work surfaces, sink unit, and space for freestanding white goods.

Heading towards the living/dining room there is plenty of space for multiple large family sofas and a range of freestanding furniture. Here you have sliding doors lead to the private rear garden.





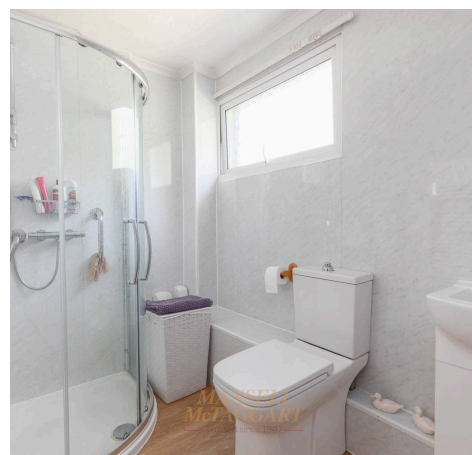
Heading upstairs, you are greeted with a spacious landing giving access to all three bedrooms, family bathroom, storage cupboard and loft.

The family shower room comprises of a large corner shower, low level WC, wash hand basin and window to rear.

Bedrooms one and two are located toward the front and rear of the property respectively and both are very well-proportioned rooms. Both can comfortably house king size beds and a range of freestanding furniture. Bedroom three is towards the rear of the property and is a well-proportioned single room with space for a bed and furniture.

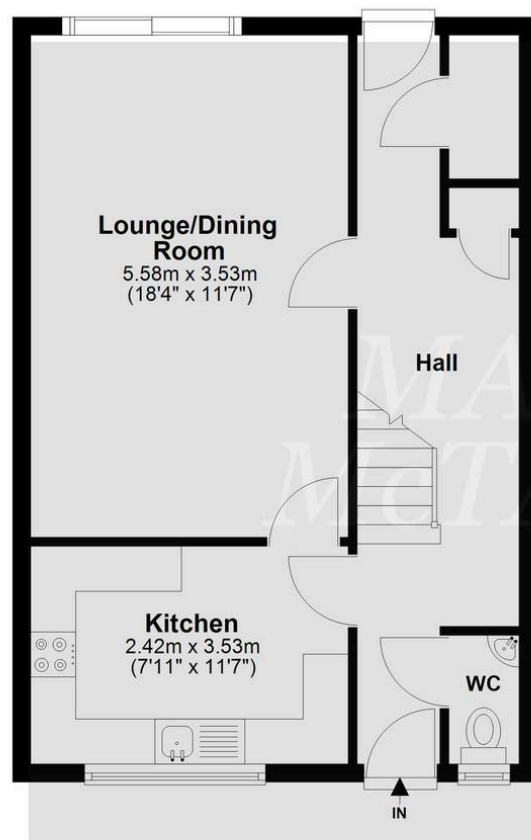
Finally, in the hall you also have a door to a large storage cupboard spanning the full length of the hallway.

Heading outside the property, to the front you have a small private garden and to the rear a well-proportioned garden with a rear gate for convenient access. The property also comes with one allocated single garage en-bloc.



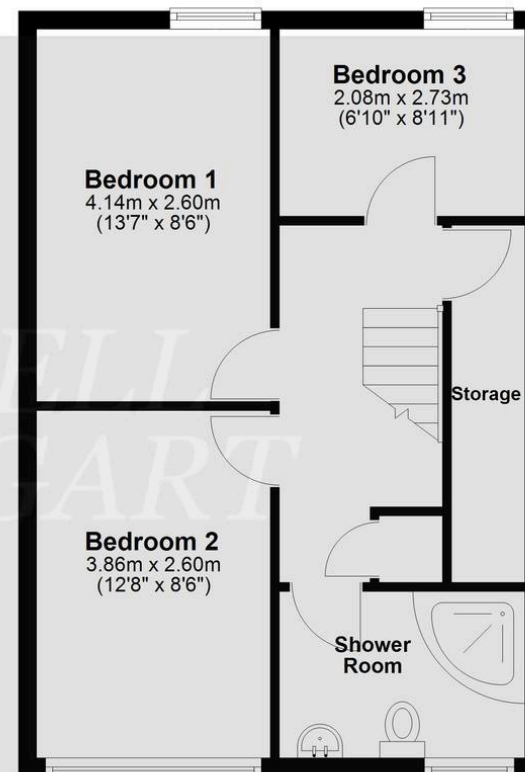
Ground Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 87.9 sq. metres (945.9 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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