



Grattons Drive, Pound Hill, Crawley, West Sussex, RH10 3AG

£650,000 Freehold

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in brief...

- 10 Offices
- 2 Kitchens
- Meeting room
- Staff room
- Shower Room

- Attractive and landscaped rear gardens
- Wooden Flooring
- Recessed spotlights
- Vacant Possession
- Freehold for sale



in more detail...

A unique opportunity to purchase an attractive Freehold property with potential for mix use (subject to planning) in a prominent position within this sought -after location of Crawley.

Originally at house the property is a two storey bright and spacious mews style dwelling of brick construction under an attractive multi pitched roof.

The versatile accommodation is set up on two sides with plenty of room which has been upgraded and sympathetically restored allowing many of the original features to remain, there is access to a good size east facing rear garden which is mainly laid to patio interspersed with attractive shrub and flower beds.

The property also benefits from the whole of the front courtyard providing parking for numerous cars.

Lower ground floor: 227 sq m - 2445 sq ft

First floor: 175 sq m - 1889 sq ft

Business Rates: £11,352.25 a year.

Proposition. Our client will only look at unconditional offer

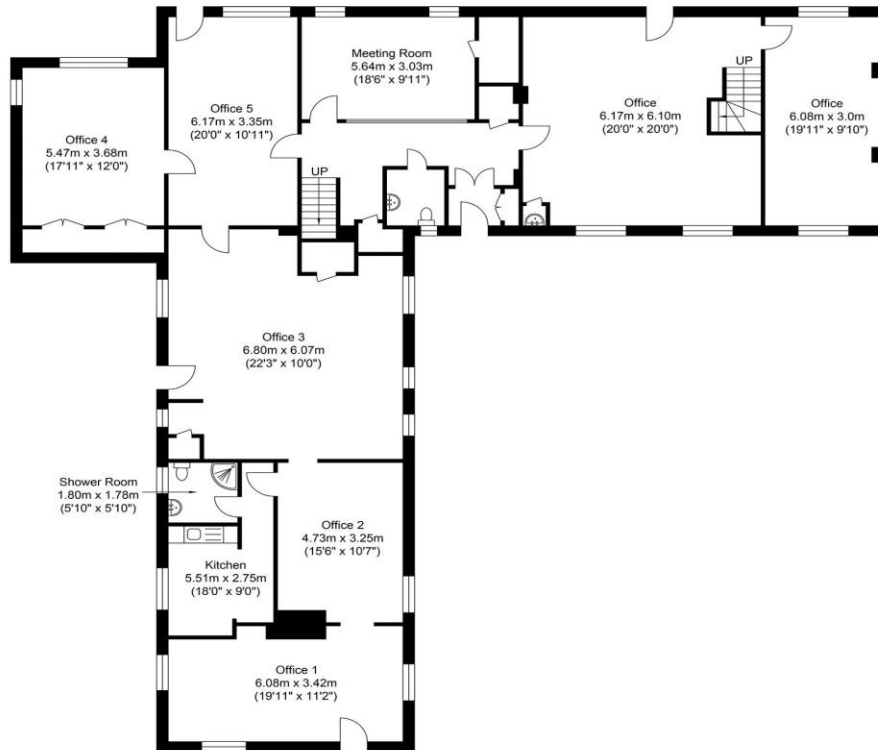
For any further information and enquires please contact Julian Thorpe 01293 533333



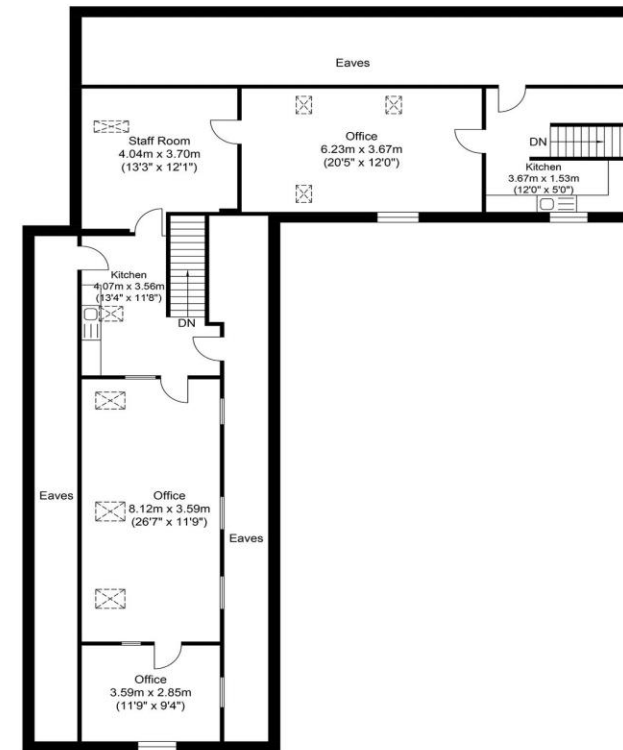
the location...

The property is situated on the eastern side of Crawley town centre and is within a short walk of a convenience store, Worth Park Gardens and a short drive to Crawley town centre with its excellent selection of shops, inns, recreation facilities, schools and railway stations. Three Bridges mainline railway station with fast and frequent services to London Victoria (approx. 35 minutes) and Brighton (approx. 30 minutes). Gatwick Airport and the M23 (Junction 10A) are also within easy reach.

Please check google maps for exact distances and travel times (property postcode: RH10 3AG)



Ground Floor
Approximate Floor Area
2445.88 sq ft
(227.23 sq m)



First Floor
Approximate Floor Area
1889.82 sq ft
(175.57 sq m)

Approximate Gross Internal Area = 402.80 sq m / 4335.70 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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