



**Woodfield Lodge, Woodfield Road, Crawley, RH10 8AH**

**welcome to**

**Woodfield Lodge Woodfield Road, Crawley**

Fox & Sons are delighted to bring to the market this gorgeous two double bedroom home with added security, superb location and also a great investment for first time buyers or buy to let investors.





Total floor area 62.9 sq.m. (677 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Woodfield Lodge Woodfield Road, Crawley

- Two Double Bedroom Apartment
- Two Bathrooms
- Open Planned Living Room / Kitchen
- Close to Three Bridges Train Station and Crawley Town Centre
- Sought After Location

Tenure: Leasehold EPC Rating: C

guide price

**£250,000**



**view this property online** [fox-and-sons.co.uk/Property/CRA109109](https://fox-and-sons.co.uk/Property/CRA109109)

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
CRA109109 - 0003

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**01293 520521**



[Crawley@fox-and-sons.co.uk](mailto:Crawley@fox-and-sons.co.uk)



34 High Street, CRAWLEY, West Sussex, RH10 1BW



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)

Please note the marker reflects the  
postcode not the actual property