



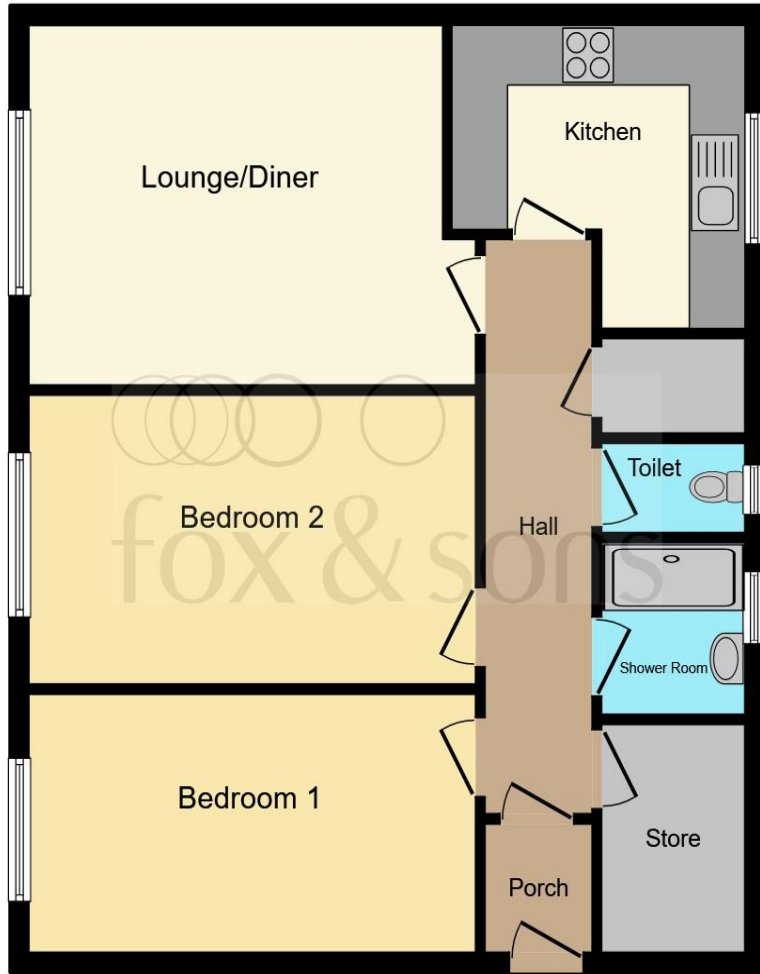
Rathbone House Chippendale Road, Crawley RH11 9LN

welcome to

Rathbone House Chippendale Road, Crawley

*** GUIDE PRICE £200,000 - £220,000 *** Fox & Sons are delighted to bring to the market this two double bedroom apartment in Crawley. The property comes with a storage room and storage cupboard. The property is located within walking distance to transport links and local parade of shops.





Entrance Hall

Store

Lounge

11' 9" max x 14' 6" max (3.58m max x 4.42m max)

Kitchen

8' 2" max x 10' 4" max (2.49m max x 3.15m max)

Bedroom One

15' 9" max x 9' 6" max (4.80m max x 2.90m max)

Bedroom Two

15' 8" max x 8' 5" max (4.78m max x 2.57m max)

Toilet

Shower Room

Total floor area 72.2 m² (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rathbone House Chippendale Road, Crawley

- Two Double Bedroom Apartment
- Storage Room & Storage Cupboard
- Lounge/ Diner
- Fitted Kitchen
- Short Walk To Local Parade Of Shops & Transport Links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000-£220,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA110624



Property Ref:
CRA110624 - 0005

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.

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.

Property Description

Fox & Sons are delighted to bring to the market this two double bedroom apartment in Crawley.

The property consists of large entrance hallway with spacious storage room to your right with ample space for shoes and coats or study room. A door to your left leads to the master bedroom which has ample space for a super king size bed and any freestanding storage you may wish to have.

The second bedroom is also of fantastic proportion and can comfortably house a double bed, along with any freestanding storage units you may wish to have, and a large, double-glazed window overlooks the woodlands beyond.

The fitted kitchen comprises of wall and base units with worksurfaces. Integrated oven, hob, and extractor fan. Space for washing machine, dishwasher and fridge/freezer. The lounge/ diner is located towards the back of the property and a great size for sofas and freestanding furniture. There are two double bedrooms. A separate WC to the shower room that allows knocking down wall to make spacious single bathroom. Viewings are highly encouraged to appreciate the size of the property.

fox & sons



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